

Garages and car ports

Requests and conditions of approval



North
Tyneside
Council

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Introduction

This document provides advice on the design of garages and car ports for parking vehicles outside properties and the provision of access to the hardstanding area.

There are a number of things to consider and this guidance note will assist you in considering the layout and the materials to choose in your new garage or car port.

As a tenant you have a right to make certain improvements to your home but only with the Council's advance written permission. We will not refuse permission unless there is a good reason. The right to make improvements applies to secure tenants only, if you are an introductory tenant, you must not carry out any alterations or improvements to your home or property.

Please make sure you read and consider this guidance before applying to make any alterations or improvements.

If you have any questions or queries, please get in touch with us directly and we'll be able to advise.

Installation requirements

We have a number of conditions that must be met before we can give agreement for the installation of garages or car ports.

- Garage to be erected is to be brick or pre-cast concrete construction and limited to a minimum internal size of 4.8m X 2.44m or external maximum size of 6.1m X 3.05m. Planning permission would normally be required. Please contact our Planning Department for further details on 0191 643 2310.
- Garage base (for a concrete garage) to be 300mm additional width, breadth of external sizes of the concrete garage and to consist of 150mm concrete base on 100mm hardcore.
- Building a new attached carport (open on at least two sides) will require building regulations approval if it is 30 or more square metres in floor area.
- **The asbestos register must be consulted before work commences. Asbestos Coordinator 0191 643 7808**

Responsibility for maintenance

Condition of approval requires that the tenant who applies for the approval is solely responsible for repairs, maintenance, and related upkeep of the installation, in line with Section 9.3.1 of the Tenancy Agreement for the duration of their tenancy.

Garages and car ports do not qualify under the Compensation for Improvements Regulations.

Reference to external guidance

There are a number of places online where you can find additional information on before submitting your application. These include:

Building Control and guidance:

[Click here for Building Control](#)

For garage and car port guidance:

[Click here for Planning Portal guidance](#)

Once you've completed the work

Please email us with the completion details, any necessary certificates and warranty details. We may contact you to carry out a post-inspection.