

Self Assessment Form F

Do I Need Planning Permission for a Hardstanding, New Drive, Vehicular Access or Dropped Kerb or Wall, Fence, Gate Etc. (Part 1 Class F & Part 2 Classes A & B)

If the proposal is for a flat, maisonette, house of multiple occupancy (a dwelling house occupied by 3 or more unrelated individuals who share basic amenities), mobile home or to develop a commercial property please contact the planning department as **this form will not apply**. This form does not determine the requirement of [Building Regulations Approval](#) which comes under different legislation.

From 1st October 2008 the creation or replacement of a Hardstanding, Wall, Fence or Gate or the creation or widening of a Vehicular Access or Dropped Kerb will be permitted development, **not** needing planning permission if you answer “**NO**” to **ALL** of the following questions and there are no planning restrictions removing such rights on your property. For information see “Guidance” at the bottom of this form or for more information refer to our website www.trafford.gov.uk/planning. If you answer “**YES**” to any questions you will need to apply for [Planning Permission](#).

Hardstanding (Part 1 Class F)

Is the development proposal:-

| | | | |
|---|--------------------------------------|------|-------|
| 1 | a hard surface for non domestic use? | Yes | No |
| Question:- | | | |
| Your proposal is on land between the principal elevation of the dwelling and a highway. | | True | False |
| If “ TRUE ” your proposal creates or replaces a hardstanding of more than 5 square metres. | | True | False |

| | | | |
|----------|--|-----|----|
| 2 | If “TRUE” does your proposal create a hardstanding made of a non porous material with no provision to direct run-off water from the hard surface to a permeable or porous area within the boundary of the house? If you answer FALSE to either of the above statements your answer to this question is NO | Yes | No |
|----------|--|-----|----|

Please refer to information attached on porous and permeable surfaces below.

NOTE: Elsewhere around your house there are no restrictions on the area of land which you can cover with hard surfaces, however, significant works of embanking or terracing to support a hard surface might need a planning application.

New Drive, Vehicular Access and Dropped Kerb (Part 2 Class B)

Does the development proposal:-

| | | | |
|----------|--|-----|----|
| 3 | create or alter a vehicular access onto a trunk or an A, B or C classified road? | Yes | No |
|----------|--|-----|----|

Question:-

| | | |
|--|------|-------|
| There is no other work involved which is permitted development (not requiring planning permission) as specified in the regulations (building an extension, garage, creating a hardstanding etc). | True | False |
|--|------|-------|

If you answered “**TRUE**” as the only work being carried out is creating a new access then you **will need** to apply for planning permission.

DROPPED KERB. If you are to install a dropped kerb on the pavement outside your property then permission will be required from Trafford Council's Highways Department even if planning permission is not required. Please contact them on 0333 0035865 for further information. More information is available on our website:

<https://www.trafford.gov.uk/highways/dropped-kerbs>

Walls, Fences Gates Etc. (Part 2 Class A)

Does your proposal involve the erection, construction, maintenance, improvement or alteration a fence, wall or gate or other means of enclosure that would:-

| | | | |
|----------|--|-----|----|
| 4 | be over 1 metre high and next to a highway used by vehicles (or the footpath of such a highway)? | Yes | No |
| 5 | be over 2 metres high elsewhere? | Yes | No |
| 6 | form a boundary with any listed building? (Please refer to Guidance below) | Yes | No |

Does your proposal involve taking down a fence, wall, or gate, altering or improving an existing fence, wall or gate?

If you are not in a Conservation Area you will not need to apply for planning permission to take down a fence, wall, or gate, or to alter or improve an existing fence, wall or gate (no matter how high) if you don't increase its height.

Conservation Areas

| | | |
|--|------|-------|
| Your proposal would remove a fence, wall or gate in a conservation area (Please refer to Guidance below) | True | False |
|--|------|-------|

If you answered “**False**” then **Conservation Area Consent** is not required. If your property is in a Conservation Area and you answered “**True**” then **Conservation Area Consent** is required.

Notes and Guidance

Disclaimer: The information and advice contained in this form is **NOT** a formal determination under S192 of the Town and Country Planning Act 1990. If you require a written determination on the requirement for planning permission an application for a Certificate of Lawful Proposed Development is required to be submitted with the relevant fee and documentation. The application form together with guidance can be downloaded from our website www.trafford.gov.uk/planning or you can also make an online application through the [Planning Portal](#). Applications for Planning Permission can also be submitted this way. To view the legislation please follow this link to [The Town and Country Planning \(General Permitted Development\) \(Amendment\) \(No. 2\) \(England\) Order 2008](#) (Refer to Class E)

Guidance: The term "**original house**" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so and you should check that there are no restrictive conditions on any planning decision relating to the property. Please follow this link to our [interactive maps](#) where you can check planning history, if "Permitted Development Rights" have been removed or if your property is in a Conservation Area or is a Listed Building. If your house is a Listed Building then Listed Building Consent is likely to be required even if planning permission is not necessary.

In most cases, the **principal elevation** will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation (for example, on a corner plot), a view will need to be taken as to which of these forms the principal elevation. Note, however, that in such cases the second elevation will also be subject to the restrictions under Class A if it is a side elevation and fronts a highway.

The **curtilage** for a particular house will vary according to a number of factors, but in most cases it will comprise the area of land around the original house (i.e. what is understood to be the garden/grounds of the house).

POROUS AND PERMEABLE SURFACES

How permeable surfaces work

Loose gravel

This is the simplest type of construction. The driveway sub-base is covered by a surface layer of gravel or shingle.

Gravel with different shapes and colours is available to make the surface more decorative.

A strip of block paving or asphalt at the entrance can limit the loss and spread of gravel from the drive.

Hard permeable and porous surfaces

Hard surfacing which allows water to soak into it can be built with porous asphalt, porous concrete blocks, concrete or clay block permeable paving.

The material has open voids across the surface of the material or around the edges of blocks

that allow water to soak through

To work effectively permeable surfaces should be laid over a sub-base which differs from traditional hardcore which has a lot of fine material in it (sand and silt) that stops water passing through it easily.

For permeable and porous driveways different sub-base materials are required that allow water to pass through and also store the water for a while if it cannot soak into the ground as fast as the rain falls.

Various materials are available and two examples are known as 4/20 and Type 3 sub-base.

Materials for permeable sub-base are described as open graded and consist only of larger pieces of stone that have spaces between to store water.

Rain gardens and soakaways

An area of garden can be formed into a rain garden - a depression to collect and store rainwater running from conventional impermeable surfaces (asphalt, concrete and block paving), before slowly allowing it to soak into the ground or to flow to the drains.

Rain gardens are widely used in the USA and elsewhere but are a relatively new concept in the UK.

The depressions can be located along the edge of the drive or as a larger area in the garden at a low point. The depression can be planted with suitable plants to help slow run-off, or gravel or cobbles can be used as decorative features.

There may be a gravel-filled trench below it to increase the storage capacity and allow water to soak into the ground more easily.

Soakaways are a similar idea except that water is piped into a gravel-filled trench or special container and allowed to soak into the ground.

In some areas many houses have the roof downpipes connected to soakaways. They are more suitable for houses with larger front gardens as they require space and need to be located a suitable distance from buildings