

The front boundary of the house can be as important to the character of the street as the building itself. The front of a house forms part of the first impression of your home so if the boundary is poorly maintained with inappropriate fencing or railings it can have a significantly negative impact on the rest of your home.

In some cases a front boundary wall which is lower than 1.0m in height can be constructed without planning permission. There may have been a restrictive condition imposed on your property when it was first built, so always check with us before proceeding with any works.

If planning permission is required you will need to think about:

- The location of your property in the street and the common style of boundary treatment in your road, for example if the area has low brick boundary walls then a wooden fence may not be appropriate.
- Creating a fortress effect where the front of the property cannot be seen from the street is not appropriate and degrades the character of an area.
- The loss of the whole of the front boundary to provide access to parking spaces is unlikely to be acceptable unless an area of garden and front boundary is also retained (see hardsurfacing below).

Hardsurfacing

Development consisting of new or replacement hardsurfacing exceeding 5 square metres must be made of porous materials or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. Impermeable and overly hardsurfaced frontages will not be acceptable. Where possible landscaping should be used to soften any impact.