

Decking

Requests and conditions of approval



North
Tyneside
Council

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Introduction

This document provides advice on the design and installation of decking on your properties.

There are a number of things to consider and this guidance note will assist you in considering all factors in your new decking.

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 decking.

- The decking is no more than 30cm above the ground
- Together with other extensions, outbuildings etc, the decking or platforms cover no more than 50 per cent of the garden area.
- None of the decking or platform is on land forward of a wall forming the principal elevation.

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.

Decking does 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:

Planning Portal: Decking

[Click here for Planning Portal - Decking](#)

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.