

Hardstanding areas

Requests and conditions of approval



North
Tyneside
Council

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Introduction

This document provides advice on the design of hardstanding areas 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 hardstanding area.

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 hardstanding areas.

- A minimum distance of 5m from the highway boundary to any wall, fence or garage door is required. Garage doors that open out will require 5.5m. Discretion may be applied, and cases will be determined on an individual basis.
- A crossing will generally not be approved within 15m of a junction.
- Gates must open inward.
- Hardstandings accessed at any angle will not be acceptable due to reduced visibility when emerging from the drive.
- Up to a maximum of four centre kerbs (at road level to enable a vehicle to travel across the footpath) be permitted for a single width drive and six centre kerbs for a double width drive.
- Full frontage dropped kerbs will not be permitted for residential premises in order to prevent the loss of on-street parking.
- In/out drives will generally not be permitted in order to prevent the loss of on-street parking space.

Additional requirements

If your land does not directly join a road or footpath and the Council owns the land, consents may be required to cross the land. You may have to enter into a licence agreement. If a licence agreement is granted it is for you as the current occupant of the property and is not transferable to any future owners or tenants.

Before permission is given for a vehicle access crossing over a footpath or grassed verge you must contact the utility companies to check if they have any apparatus within the section of land to be crossed. You must supply North Tyneside Homes with confirmation from the utility companies that they consent to the proposed vehicle access crossing and of any terms and conditions to be fulfilled before the land can be crossed.

If the land is not owned by the Council the applicant must obtain the landowners consent to the vehicle access crossing.

Approval for hard standings which require the need for a vehicle access crossing will only be given subject to the relevant permissions from the Strategic Property Team, the Highways Section and the landowner.

Where the hard standing is required by tenants who live in flats, planning permission must be obtained. For further information please contact Highways Section on telephone number (0191) 643 4815.

Where the construction of a footway cross over involved the re-siting of street furniture (i.e. lamp standards) then the cost to this work is to be borne by the tenant.

Where alterations to existing manholes, drains, boundary, and divisional fencing is to be carried out then the works are to be carried out by the tenant to the satisfaction of the Housing Services Manager.

In default the tenant must agree that the necessary works may be undertaken by the Local Authority at the tenant's expense.

If the construction involves the provision of a common access with an adjoining dwelling, the applicant providing the garage, should receive the consent of the tenant of the adjoining dwelling in writing, and continue the allowance of a right of way of pedestrians and vehicles along this common access.

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. Wayleaves required across non-adopted highways land will require additional permission from the landowner (possibly the Council). Technical specifications can be obtained from the NTC Highways team, (0191) 643 6130.

Driveways 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:

Permitted development rights for householders – Technical Guidance

[Click here for Permitted Development – Class F hardstands](#)

Guidance for vehicle access to a highway (NTC)

[Click here for vehicle access to a highway](#)

Vehicle Access Crossings (Capita)

[Click here for Capita guidance on driveways](#)

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.