

Patios and garden works

Requests and conditions of approval



North
Tyneside
Council

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Introduction

This document provides advice on the design and installation of patios and garden works 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 patios or garden works.

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 patios and garden work:

- Permission must be given before starting work.
- Wherever practicable, the introduction of steps as part of the garden landscape should be avoided.
- Applications that propose introducing terracing or steps in gardens or yards that previously didn't exist will require the submission of a design that complies with Building Regulations Approved Document M.
- Approval of any application for a patio or stepped terrace will require the applicant to comply with Regulation 7 of the Building Regulations that stipulates all building shall be carried out:
 - with proper materials which are appropriate for the circumstances in which they are used; and
 - in a workmanlike manner
 - Failure to comply with a the above could result in the work being corrected and the tenant bearing the cost of the work.
 - Wherever practical, landscaping should angle away from the house.

Responsibility for maintenance

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

Patios and landscaping 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:

Guidance on steps:

[Approved Document M](#)

External steps and handrails:

[NHBC 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.