

# **Sheds, outhouses, bicycle and scooter shortages**

Requests and conditions of  
approval



North  
Tyneside  
Council

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## **Introduction**

This document provides advice on the design and installation of sheds or outhouses 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 sheds or outhouses.

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:

- No outbuilding on land forward of a wall forming the principal elevation.
- Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.
- No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- Within the curtilage of listed buildings any outbuilding will require planning permission.

## **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.

Sheds and outhouses 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](#)

### **Planning Portal - Outbuildings**

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

## **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.