

Clarification for Estate permission on driveways, fences, walls and new hedges.

DRIVEWAYS

Until recently full permission (including fees) was required for any works undertaken to driveways, including re-surfacing. But it was apparent that if someone wished to refurbish or create a new patio, no permission or fees were required, even though the amount of work and estate traffic involved was very similar. Because of this it seemed unreasonable to continue to require permission for drive refurbishment only, and a full application and the payment of fees is no longer required for such work.

However we do still need to be informed if you are modifying your driveway in any way, in particular if you are wanting to create an in and out drive or to increase the hard-standing area. The reason is that you may or may not own the verge outside your property, not all properties do. It may also be the case that the covenants of your property stipulate that the verge must remain a grassed area.

FENCES, WALLS and NEW HEDGES

We also need to be informed if you are erecting or altering the position of fences, walls or hedges on the boundary of your property.

If you are planning any such work please send a letter or email with a drawing to Hobdens detailing the work you wish to undertake. The planning committee will review your proposed works and aim to provide a decision within 3 weeks. If we do not already have on file a copy of your deeds and covenants we may need to obtain a copy to allow a decision to be made. If you are able to provide a copy of these it would be helpful.

If we have any concerns regarding your application or feel that

your neighbours should be consulted, we will contact you.

In general it is a good idea to inform Hobdens of any alterations you are planning to make as this allows us to deal more effectively with any comments we may receive from neighbours.