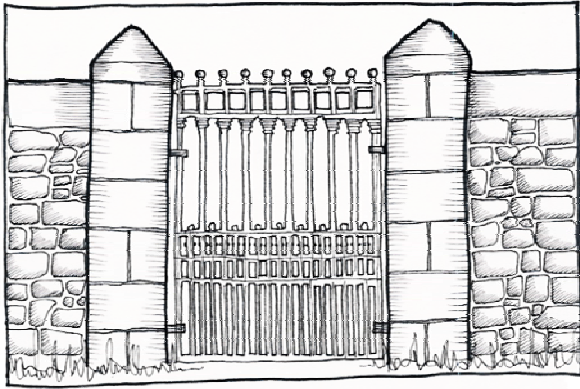


Fences, walls and gates give a degree of privacy to residential properties and can often add to security. These various means of enclosure can vary from the common 2 metre high fencing in rear gardens on modern housing developments to ornate iron railings and gates in period properties.



The Planning Service is often expected to become involved in neighbour disputes and disagreements over either the identification or maintenance of walls and fences. *This is a civil matter and not a planning issue.* In particular the Planning Service cannot insist that damaged walls and fences are repaired, and would only become involved through the Building Regulations when a dangerous structure (usually a wall) has been identified.

WHEN DO I NEED CONSENT?

In most cases the erection of fences, walls and gates do not need planning permission.

However, you will need to apply for planning permission if you wish to erect or add to a fence, wall or gate, and:

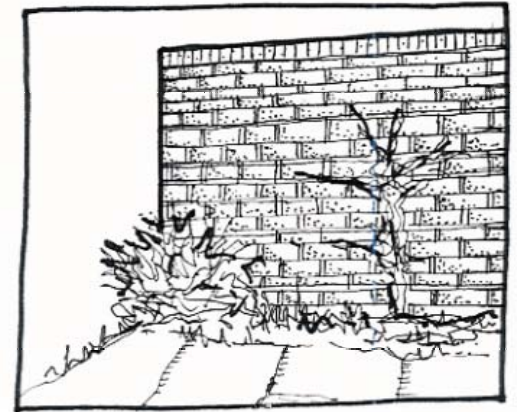
- It would be over 1 metre high and next to a highway used by vehicles (or the footpaths of such a highway); or over 2 metres high elsewhere; or
- Your right to put up or alter fences, walls and gates is removed by an Article 4 Direction or a planning condition.
- Your house is a listed building or in the curtilage or a listed building.

DO I NEED ANY CONSENTS TO REMOVE OR ALTER A WALL, FENCE OR GATE?

Again the legislation is flexible on this point. You do not need to apply for planning permission to take down a fence, wall or gate, or to alter or improve an existing fence, wall or gate (no matter how high) if you do not increase its height.

There are exceptions:

- In a Conservation Area (see Conservation Advisory Note CON8) you might need conservation area consent to take down a fence, wall or gate.
- If your property is a listed building some works of this nature may need listed building consent.



WHAT ABOUT HEDGES?

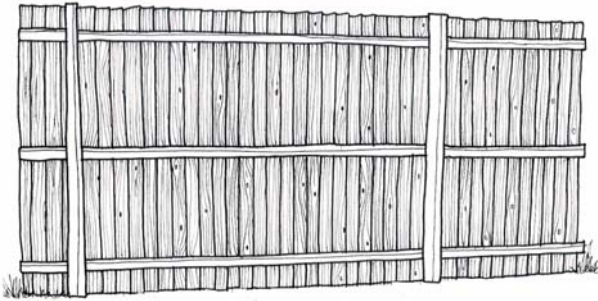
You do not need planning permission for the planting of hedges, irrespective of whether they are intended to be used as a means of enclosure or otherwise.

If a planning condition restricts planting (for example on open-plan estates) you

may need to apply for planning permission.

Other Advice

Building Control Advisory Note 11 sets out detailed technical guidance on rebuilding walls and carrying out general repairs.



Further advice can be obtained from The Customer Services Team at:

**Planning Services
Seaclose Offices
Fairlee Road
NEWPORT
Isle of Wight
PO30 2QS**

☎: 01983 823552

E-mail: development@iow.gov.uk

Website: www.iwight.com/planning

DEVELOPMENT CONTROL

ADVISORY NOTE DC5

DO I NEED PLANNING PERMISSION FOR

A FENCE, WALL OR GATE?



PLANNING SERVICES