Varying Materials

Where a long run of high solid fence is required alongside a road or footpath, it will usually be preferable to intersperse brick wall and fence to create variety.

Listed Buildings and Conservation Areas

If your property is a Listed Building or in the curtilage of a Listed Building, you will need Listed Building Consent for any changes to walls, fences, gates or other enclosure.

If your property is within a Conservation Area and you propose to demolish an existing fence, wall, gate or enclosure you may also need to apply for Conservation Area Consent.

Please note that the Council does not hold information about the accurate position of boundaries. This is usually available only on the deeds to the property.

Local Plan Policy

Where planning permission is required for the erection of a fence, wall, gate or other means of enclosure, applications will be assessed against Policy H11 of the Broxtowe Local Plan.

This states planning permission will be granted for minor development such as fencing, sheds and garages, provided that the siting, design and materials do not substantially harm the appearance of the property, street scene or the amenity of neighbouring properties.

Further Advice

This guidance leaflet can only serve as general advice and the Council considers each proposal on its own merits. For further information and advice please contact the Directorate of Planning and Community Development and ask to speak to the duty planner 0115 917 7777.

Visit our website: www.broxtowe.gov.uk

Planning Advice Leaflet No. 10

Fences, Walls and Gates

Depending on the height and location of a wall, fence, gate or other means of enclosure, planning permission may be required.
The rules about height......
(*The term 'highway' includes all roads used by vehicles, pavements and public footpaths. 'Adjacent to a highway' includes all walls within 2 metres of any part of a highway."

- If a wall is higher than 1 metre (3' 3") where **adjacent to a highway***, then planning permission is needed.
- If a wall is **not** adjacent to a highway, it will normally need planning permission only if it is higher than 2 metres (6' 6")

N.B. The replacement of a fence, wall, gate or other enclosure will be assessed as if it was new development. Thus depending on the above rules planning permission will be required, even if your existing wall, gate or fence is higher than the limits identified above. Check the deeds of your property to ensure that there is no restriction imposed by the builders about building on boundaries, or any condition imposed on a previous planning permission that takes away the normal 'permitted development rights' about boundary treatment.