



Self Assessment Form F

Do I Need Planning Permission for a Hardstanding, New Drive, Vehicular Access or Dropped Kerb or Wall, Fence, Gate Etc. (Part 1 Class F & Part 2 Classes A & B)

If you live in a flat, maisonette, mobile home, caravan or wish to develop a commercial property please contact the planning department (01253 658435) as this form will not apply to you.

An extension or addition to your home will be considered to be permitted development, not needing planning permission if you answer "NO" to ALL of the following questions, comply with the following CONDITIONS (A, B and C) and there are no planning restrictions removing such rights on your property. Please read the guidance overleaf before answering the questions below or for more information refer to our website (www.fylde.gov.uk/permission).

Hardstanding (Part 1 Class F)

Is the proposal:-

1	going to be used for commercial / business use? i.e. Home office	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2	a hard surface for non domestic use?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Question

	Your proposal is on land between the principal elevation of the dwelling and a highway .	True <input type="checkbox"/>	False <input type="checkbox"/>
	If "TRUE" your proposal creates or replaces a hardstanding of more than 5 square metres.	True <input type="checkbox"/>	False <input type="checkbox"/>
3	If "TRUE" does your proposal create a hardstanding made of a non porous material with no provision to direct run-off water from the hard surface to a permeable or porous area within the boundary of the house? (If you answer FALSE to either of the above statements your answer to this question is NO)	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Please refer to information attached on porous and permeable surfaces on Page 3.

NOTE: Elsewhere around your house there are no restrictions on the area of land which you can cover with hard surfaces, however, significant works of embanking or terracing to support a hard surface might need a planning application.

New Drive, Vehicular Access and Dropped Kerb (Part 2 Class B)		
Does the proposal:-		
4. Create or alter a vehicular access onto a trunk or an A, B or C classified road	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Question		
There is no other work involved which is permitted development (not requiring planning permission) as specified in the regulations (building an extension, garage, creating a hardstanding etc).	True <input type="checkbox"/>	False <input type="checkbox"/>
If you answered "TRUE" as the only work being carried out is creating a new access then you will need to apply for planning permission.		
DROPPED KERB. If you are to install a dropped kerb on the pavement outside your property then permission will be required from Lancashire County Council's Highways Department even if planning permission is not required. Please contact them on 0845 053 0011 for further information		

Walls, Fences Gates Etc. (Part 2 Class A)		
Does your proposal involve the erection, construction, maintenance, improvement or alteration a fence, wall or gate or other means of enclosure that would:-		
5. be over 1 metre high and next to a highway used by vehicles (or the footpath of such a highway)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
6. be over 2 metres high elsewhere?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
7. form a boundary with any listed building? (Please refer to Guidance below)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Does your proposal involve taking down a fence, wall, or gate, altering or improving an existing fence, wall or gate?		
If you are not in a Conservation Area you will 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 don't increase its height.		
Conservation Areas		
7. Your proposal would remove a fence, wall or gate in a conservation area	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If your property is in a Conservation Area and you answered "True" then Planning Permission is required.		



Disclaimer: The information and advice contained in this form is NOT a formal determination under S192 of the Town and Country Planning Act 1990. If you require a written determination on the requirement for planning permission an application for a Certificate of Lawful Proposed Development is required to be submitted with the relevant fee and documentation. The necessary form together with guidance can be downloaded from our website (www.fylde.gov.uk/permission) or you can also make an online application through the [Planning Portal](https://www.planningportal.co.uk/) (<https://www.planningportal.co.uk/>). Applications for Planning Permission can also be submitted this way.

To view the legislation please follow this link to [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) (Refer to Part 1 Class F & Part 2 Classes A & B))

Alternatively, you may obtain a written opinion from the local planning authority by completing a householder development enquiry form and submitting it to us with a fee of £30.00.

Guidance: The term “original house” means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so and you should check that there are no restrictive conditions on any planning decision relating to the property.

If your house is a Listed Building then Listed Building Consent is likely to be required even if planning permission is not necessary.



POROUS AND PERMEABLE SURFACES

How permeable surfaces work

Loose gravel is the simplest type of construction. The driveway sub-base is covered by a surface layer of gravel or shingle. Gravel with different shapes and colours is available to make the surface more decorative.

A strip of block paving or asphalt at the entrance can limit the loss and spread of gravel from the drive.

Hard surfacing which allows water to soak into it can be built with porous asphalt, porous concrete blocks, concrete or clay block permeable paving.

The material has open voids across the surface of the material or around the edges of blocks that allow water to soak through

To work effectively permeable surfaces should be laid over a sub-base which differs from traditional hardcore which has a lot of fine material in it (sand and silt) that stops water passing through it easily.

For permeable and porous driveways different sub-base materials are required that allow water to pass through and also store the water for a while if it cannot soak into the ground as fast as the rain falls.

Materials for permeable sub-base are described as open graded and consist only of larger pieces of stone that have spaces between to store water.

Rain gardens and soakaways

An area of garden can be formed into a rain garden - a depression to collect and store rainwater running from conventional impermeable surfaces (asphalt, concrete and block paving), before slowly allowing it to soak into the ground or to flow to the drains.

Rain gardens are widely used in the USA and elsewhere but are a relatively new concept in the UK.

The depressions can be located along the edge of the drive or as a larger area in the garden at a low point. The depression can be planted with suitable plants to help slow run-off, or gravel or cobbles can be used as decorative features. There may be a gravel-filled trench below it to increase the storage capacity and allow water to soak into the ground more easily.

Soakaways are a similar idea except that water is piped into a gravel-filled trench or special container and allowed to soak into the ground. In some areas many houses have the roof downpipes connected to soakaways. They are more suitable for houses with larger front gardens as they require space and need to be located a suitable distance from building