

Driveways & Dropped Kerbs

Installing a Driveway

Following a change in the law in England in October 2008, planning permission is now required for homeowners wishing to pave a front garden with a hardstanding of more than five square metres if they are not using a permeable material.

One of the main reasons for the new legislation is that the conversion of gardens to driveways in urban areas has increased the amount of water that goes into the storm drains when it rains, and this has contributed to the increase in flooding.

New Regulations

Under the new regulations, planning permission is not required if you are creating a driveway from a semi-permeable or permeable material, or if the water is directed to a lawn, border or Soakaway to drain naturally. This is to make sure that rainwater slowly seeps into the road drainage system, rather than running straight into the drainage system which causes flooding.

What are Acceptable Materials?

The type of permeable surfaces that are acceptable include Gravel, permeable Block Paving, and porous concrete and asphalt.

For advice on technical specification please visit:

<https://nhbc-standards.co.uk/10-external-works/10-2-drives-paths-and-landscaping/10-2-6-drives-paths-and-landscaping/>

Contact Bolton Council Highways Department

It is likely that to access your driveway you will have to cross a pavement or verge that belongs to Bolton Council. To cross this land you will need permission from Bolton Council.

They will also require that the kerb be dropped to road level so that it isn't damaged when you drive your car over it.

<https://www.bolton.gov.uk/roads-pavements/dropped-kerbs/1>

Do I need Permission from Bolton at Home?

Permission from Bolton at Home is required if you need to cross our land to access your property.

In most of these instances permission is refused.

Therefore it is best to contact Bolton at Home to check land ownership.

Further Information

Please visit LEASE for independent advice <https://www.lease-advice.org/>

If you require any further information from Bolton at Home, please contact us on:

01204 328000 or email OwnerOccupierPermissions@boltonathome.org.uk