

I want to put up a fence or wall round my land

Some development can proceed as "permitted development". This means that planning permission is not required.

If the answer to any of the following questions is "**YES**", then planning permission is required. If you think your fence, wall or gate does not need permission, it is suggested that you may wish to seek informal written confirmation from the Planning Division.

1. Has your house had its "Permitted Development" rights removed? It will only be possible to check if this is the case by looking at the original planning consent for the house or subsequent alteration.

NOTE: The removal of Permitted Development rights is most common on "open plan" estates built in the last 20 years and on certain individual properties. Please check with the Planning Division.

2. If the proposed fence or wall is adjacent to any Highway, does it exceed 1 metre in height?
3. Does the proposed fence or wall exceed 2 metres in height elsewhere?

4. Would the proposed fence or wall surround, or be within the grounds, of a Listed Building? If so, an application for Listed Building Consent will be required.

Building Regulations

Building Regulations Approval is not necessary.

NOTE: Walls may be dangerous in severe winds unless they are properly designed and built. General guidance may be obtained from Building Control.

CONTACT INFORMATION

Planning and Building Control Officers are available by phone from 8 a.m. to 5.30 p.m. Monday to Thursday and 5.00 p.m. on Friday or you can visit the offices between 8.30 a.m. to 5.00 p.m. Monday to Thursday (4.30 p.m. on Friday) and speak to a Duty Officer.

Call the appropriate number:

Planning: 01702-318191
Building Control: 01702-318081

Or you can Email:

planning.applications@rochford.gov.uk
building.control@rochford.gov.uk