

# Brentham Society Advice Sheet:

## GARDEN BUILDINGS



An application is needed for most garden buildings in Brentham.

### FRONT GARDENS

Permission is unlikely to be granted for sheds or other buildings in front gardens. Small timber bin stores may be installed without an application so long as they are not attached or very close to the house.

### GREENHOUSES

A small, fully glazed greenhouse (Approx. 6 ft X 4 ft) may be installed without an application if it is under 6 ft 6 inch from ground to ridge, is sited at least two metres from the house and is the only greenhouse in the garden. Otherwise, it will need a planning application.

### Replacing an EXISTING SMALL SHED IN A REAR GARDEN

If the shed is a modest size (approx. 6ft x 4ft) it can be replaced without an application if the following criteria is met:

- The existing shed is removed.
- Has the same height and footprint size as the existing shed.
- The new shed is in the same position in the garden as the previous shed or is it positioned at least 50cm from any boundary and at least 2m from the house.

### ADDITIONAL SHEDS, LARGER SHEDS AND OTHER GARDEN BUILDING

An application should be made as the design and size of the building may have an impact on the wider setting.

In Brentham the size of garden buildings allowed depends on the size of the garden. In larger gardens where a building can be tucked away from the boundaries and other houses larger buildings may be allowed. However, they all are expected to be modest in comparison to what is allowed outside a conserved garden suburb. Usually, smaller gardens are required to have smaller garden buildings. If you already have or intend to install another building such as shed or greenhouse, this will be taken to consideration when any application is made.

The objective of this policy is to make sure that most of the plots remain largely open garden, so that the views and the garden suburb character of the settings remain green. The position and colour of the building are considered important. It should be situated at least 50cm away from the boundary and towards the rear of the garden so that it is well away from the houses. If you are replacing an existing building, you may be able to use the existing position if it does not conform to the requirements above so long as the building is no larger.

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The colour should be dark or dull green, dark grey or black or natural timber (not orange “Cedar” stain). This is because these shades are less intrusive than pale or brighter colours. While lively colours may seem attractive when viewed from the host house, if several such buildings in different shades appears in other gardens the views from the houses across the backland gardens can be damaged as the green garden suburb character is interrupted by numerous coloured boxes. As so many garden buildings are now appearing on the estate this problem was noted as potential damage to the area during the recent Conservation Area Review. For the same reason the roof covering should be black, dark green or cedar shingles rather than pale grey or pale green covering.

The maximum height from the ground that usually allowed is 2.5 m, so it is important that bases are as low as possible. A check list for applications is below:

- FOOTPRINT DIMENSIONS
- ROOF DIMENSIONS (important as some designs have deep projections, and these large roofs have greater impact on the views in comparison to the size of the footprint.
- HEIGHT DIMENSIONS. Including the measurement from the ground level to the highest point when installed. (Some installers take care to level the ground and install a low base, others are less careful, and some garden buildings have been required to be lowered after installation, so it is worth talking to your installer about this at an early stage).
- FINISH & COLOUR (give trade name and colour name of colour so that it can be searched online)
- DESIGN DRAWING with dimensions (the manufactures drawings are usually available)
- PLAN OF THE GARDEN. Showing the position of the house, type and position of boundaries, (hedging fencing etc.) Position and dimension of any other garden building.
- Position of any trees
- Any DECKING or PAVING installed with the new building should be included in the application. Height from existing ground level and area should be detailed.

For further advice contact [advice@brentham.com](mailto:advice@brentham.com)