

Garden fencing information sheet

Boundary treatments for your garden affect the character and appearance of Port Sunlight and any new work should consider the heritage and aesthetic of the conservation area.

Although most gardens in Port Sunlight, which extend beyond the traditional masonry boundary walls enclosing your yard, are not within the curtilage of your listed home, they are contributing features to the conservation area. As the rear access roads are classed as 'highways' in the legal sense, you will need to apply for planning permission if you wish to erect or add to a fence and:

- It would be over 1 metre high and next to a highway (including the rear access roads) used by vehicles (or the footpath of such a highway);
- Or over 2 metres high elsewhere; or
- The fence, wall or gate, or any other boundary treatment proposed, is physically attached to a listed building or its curtilage.

Planning permission to add fencing, a gate or other boundary treatment beyond the curtilage of your listed house is called 'Householder Planning Consent' and costs £206. You can apply online here:

<https://1app.planningportal.co.uk/Form/StartPlanningApplication>) or else by downloading and printing paper forms here:

https://www.planningportal.co.uk/info/200126/applications/61/paper_forms). In your application you will need to include:

- A complete Householder Planning Consent application form
- A Location Plan at a scale of 1:1250 or 1:2500 or larger, or at an appropriate scale to show at least two main roads and surrounding buildings and should show the direction of North. The application site should be edged clearly with a red line and a blue line must be drawn around any other land owned by the applicant. Location plans can be purchased from Wirral Council by contacting them on 0151 691 8454.
- A Site Plan at a scale of not less than 1:100 or 1:200. This should include all buildings and structures, gardens, open spaces and car parking in the context of adjacent buildings.
- A copy of the existing and proposed elevations to a scale of not less than 1:100, including details of materials, dimensions, colour and installation.
- A heritage statement- to justify why the proposed works are required and what mitigation has been put in place to avoid harming the character of the conservation area and your property (if it is a listed building). You can find guidance here:

https://www.wirral.gov.uk/sites/default/files/all/planning%20and%20building/Planning%20permission/Heritage%20Statement%20Guidance_160216.pdf).

Once submitted, the application will be validated (if all the correct information has been submitted) and registered. Wirral Council will then have 8 weeks to make a decision on your application and will write to you with a decision notice either granting or refusing the application. If granted you will have 3 years to complete the works. If the application has been refused the decision notice will explain why.

Permitted Work

You will not need to apply for planning permission to alter, maintain or improve an existing fence if you don't increase its height.

Demolition

However, as Port Sunlight is a conservation area, you will need planning permission to demolish a gate, fence, wall or railing more than one metre high next to a highway (including a public footpath or bridleway) or public open space; or more than two metres high elsewhere. There is no cost to apply to Wirral Council for planning permission for relevant demolition in a conservation area. However, application fees would apply to erect a new fence or gate. (See above.)

Enforcement

Erecting a fence (which falls into the above criteria) without written consent is a criminal offence and subject to enforcement action.

Lead paint advisory

Paints found in older buildings may contain lead. Lead can be harmful to health, particularly for children. Sometimes lead paint has been covered by later, modern paints. If you are unsure if the paint used in your house (including windows, doors, walls, trim and other surfaces) contains lead, it should be assumed to be present and precautions should be taken when stripping, sanding or otherwise preparing painted surfaces.