

Building a garage

Guidelines for tenants

For permission to build a garage please note the following:

- Your Neighbourhood Office will inform you of its decision to grant permission to build a garage within 15 working days of receipt of your application.
- You will have to pay the full cost of any alterations or of restoring any public utility service (such as gas or electricity), including house drainage, which may be needed as a result of the footpath crossing.
- You must provide a satisfactory entrance for the vehicle, properly bottomed with precast concrete slabs not less than 2ft wide and 2in thick. The area between and surrounding the slabs should be surfaced with whin or chips.
- Where two tenants of adjoining properties agree, a single vehicle entrance serving two garages can be allowed.
- Where single access is provided, no vehicle is allowed to park on the access, thus preventing another vehicle from entering or leaving.
- If permission is granted to build a garage then at a later date you end your tenancy, you must undertake to remove the garage and to reinstate the access and garden ground, all to the satisfaction of the Neighbourhood Office.
- If you fail to do this, the work will be carried out by the Council, and you will be responsible for the costs.

The Neighbourhood Office will give permission for a garage provided the following conditions are met:

Dimensions

Garages should be no longer than 6.1m, no wider than 3.05m, and no higher than 2.1m.

Construction

Garages may be constructed of timber, sectional concrete or metal, providing that they can be easily removed at any time.

Floors

Floors may be formed with ash or precast concrete slabs. Timber or solid concrete bases are not acceptable.

Walls

Walls must be built on adequate foundations. The walls of timber garages must be clad with new weather boarding, and all external woodwork, including doors, must be of new timber.

Roof

Roofs must be pitched and covered with corrugated sheets or mineral felt finish. All materials must be new. Suitable rainwater drainage must be installed to avoid water nuisance to adjoining properties.

Colour

A timber garage that is not treated with a wood preservative must be painted in a colour approved by the Neighbourhood Office.

Siting

The site of the garage must be approved by the Neighbourhood Office.

Footway Crossover

If the application for a garage is allowed to proceed and you wish to alter your footway crossover, you must write a letter to the Head of Roads at the Department of Planning and Transport.