



Residential Boundary Enclosures (Gates, Fences, Walls and Railings)

This guide has been prepared to help householders to decide whether or not they require consent from the council if they are proposing to build or alter a boundary enclosure around their property. It is possible that up to 3 separate consents may be required:

Planning

Building Warrant

Landlords

Planning

The erection or alteration of a gate, fence, wall, railings or other means of enclosure will require planning permission if the structure lies within 20 metres of a "road"*, and would after carrying out the works, exceed **1 metre** in height above the existing ground level at the base of the enclosure.

Any such structure erected more than 20 metres from a "road", cannot exceed **2 metres** in height without receiving planning permission.

** Definition of a road: "Road" means any way (other than a waterway) over which there is a public right of passage (by whatever means) and includes the road's verge and any part thereof (Roads (Scotland) Act 1984). In practice this means that footpaths are considered to be "roads".*

If the property involved is situated within:

A Conservation Area

Curtilage of a Listed Building

Area covered by an Article 4 Direction

then consent will be required to remove, alter or erect any boundary enclosure in these areas of special control. Advice can be provided as to whether or not the property concerned is affected by contacting Planning and Sustainable Development.

Building Warrant

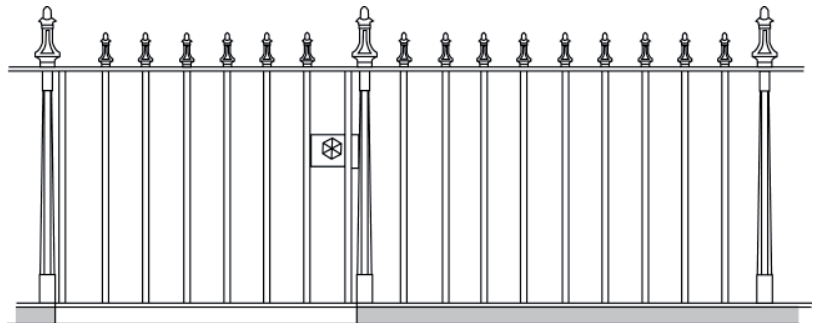
A separate application for a building warrant will also be required for the erection of a wall exceeding **1.2 metres** or a fence exceeding **2 metres** in height anywhere within the property.

Superiors/Landlords

Superiors or Landlords consent may be required. Your solicitor should be able to advise you on this matter. Where the property is owned by the Council, the Council's consent as landlord will be required.

Railings

Planning permission and/or listed building consent may be required for the repair and/or reinstatement of railings which have been removed. It is worth noting that where listed building consent is required for the reinstatement of railings, the obtaining of this consent may enable the work to be zero rated for VAT. The VAT office should be consulted for verification.



Grants

Grants for the repair or reinstatement of cast iron railings may be available from Aberdeen City Heritage Trust. For information about grants please contact:

Project Officer
Aberdeen City Heritage Trust
Telephone: 01224 522755
E-mail: info@aberdeenheritage.org.uk
Web: www.aberdeenheritage.org.uk

Further Information

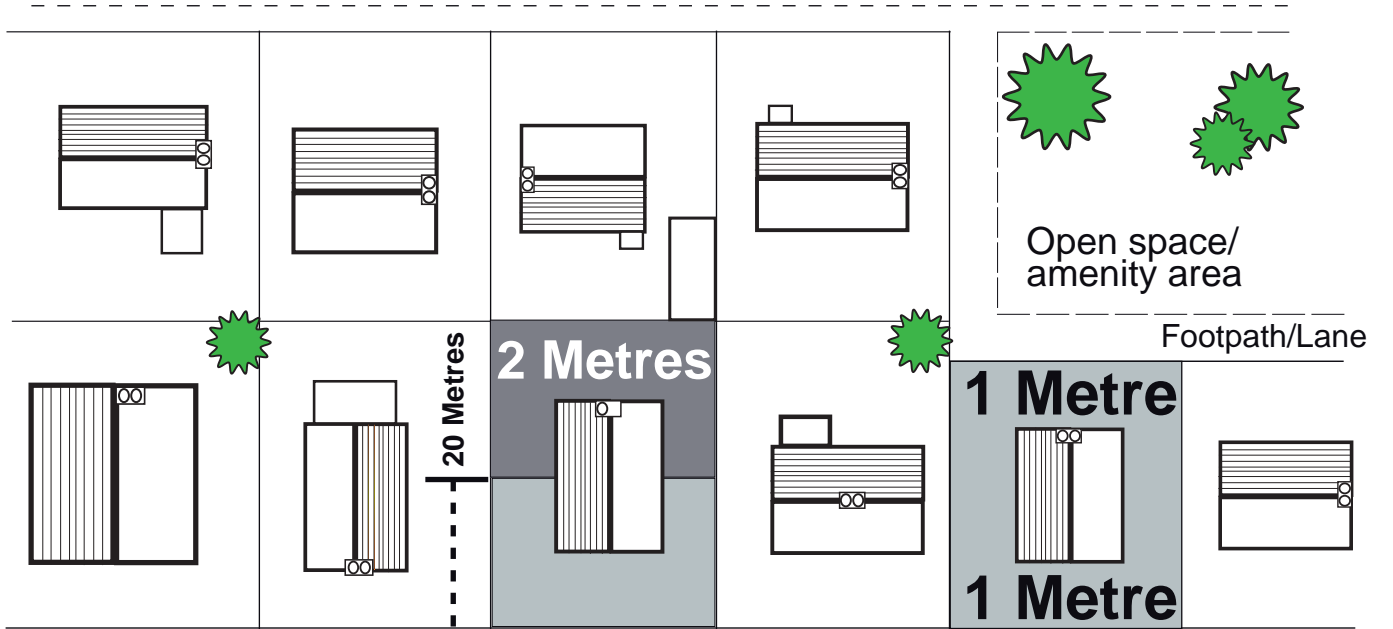
If you require any further information please contact:

Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

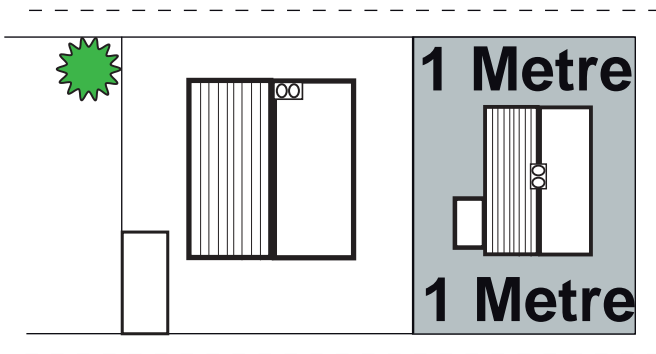
Telephone: 01224 523470
Fax: 01224 523180
E-Mail: pi@aberdeencity.gov.uk



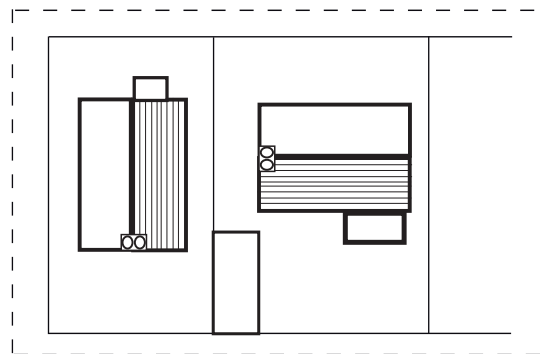
ABERDEEN CITY COUNCIL



Ruby Road



Ruby Row



Ruby Street

NB. Figures refer to maximum height of enclosures which may be erected without requiring planning permission outwith areas of special control.