

A photograph of a stone house with a blue door and a paved front garden. The garden is paved with a mix of grey and brown stones. A stone balustrade with a black lamp post is in the foreground. The background shows trees and a clear sky.

## Government Legislation and Guidance for PAVING FRONT GARDENS

The Government's intention, via the planning regulations, is to restrict surface water run off from front gardens onto the highway.

In September 2008 the Department for Communities and Local Government and the Environment Agency published a document entitled "Guidance on the Permeable Surfacing of Front Gardens" which changed the permitted development rights of householders for the paving of front gardens. The document offers guidance and advice on the legislation to householders - [www.communities.gov.uk](http://www.communities.gov.uk)

*“ From 1st October 2008 the permitted development rights that allow householders to pave their front gardens for hardstanding without planning permission has changed. Planning permission is now required to lay traditional impermeable driveways that allow uncontrolled run off of rainwater from front gardens onto roads, because this can contribute to flooding and pollution of watercourses. ”*

*“ If a new driveway or parking area is constructed using permeable surfaces such as permeable block paving, porous asphalt or gravel, or if the water is otherwise able to soak into the ground you will not require planning permission. The new rules will also apply where existing hard standings are being replaced. The new rules apply to hard surfaces exceeding 5 square metres in area. ”*

GUIDANCE ON THE PERMEABLE SURFACING OF FRONT GARDENS

THIS MEANS GOOD NEWS FOR HOUSEHOLDERS

There remains a CHOICE of two paving systems:

**CONVENTIONAL OR PERMEABLE PAVING**