



Planning Permission Guide for Landscaping Projects

A Reference for Clients of The Garden Project Co

At The Garden Project Co, we pride ourselves on delivering beautifully considered, high-quality landscapes tailored to your vision and lifestyle. While we design with care and attention to detail — and with permitted development guidelines in mind — it's important to understand that obtaining planning permission, where required, is the responsibility of the client.

This guide outlines the essentials to help you navigate the process confidently.

1. Do I Need Planning Permission?

Not all landscaping projects require planning permission. Many types of work fall under what is known as Permitted Development (PD) — a set of national planning rules that allow certain building or landscaping works to proceed without formal approval from the local authority.

Examples of work that may fall under permitted development include:

- Low garden walls, fences, or gates under set height limits (usually 1m by a highway, 2m elsewhere).
- Outbuildings such as sheds, garden rooms, or pergolas (subject to size, height, and location rules).
- Some patios, paths, or driveways — especially those using permeable materials.

However, permitted development rights have limitations, and they may be removed or restricted in certain cases, such as:

- Conservation areas
- Listed buildings
- Flats or maisonettes
- Properties affected by Article 4 Directions

 Tip: Even under permitted development, some works must meet specific size, location, and height criteria. Always double-check with your local council or a planning consultant.

You may need planning permission for:

- Significant changes to ground levels, such as raised terraces or retaining walls.
- Non-permeable driveways that drain into public roads.
- Planting certain types of hedges or trees that may impact neighbouring properties.
- Any construction near or on a boundary that could affect privacy or access to light.

2. Who is Responsible for Seeking Permission?

We always aim to design within the scope of permitted development rights where appropriate. However, it is the client's responsibility to confirm whether planning permission is required and to secure all necessary approvals before works commence.

While we're happy to assist by providing supporting materials such as drawings, specifications, or planting plans, please note:

 We do not advise on planning permission requirements or submit applications on behalf of clients.

If you're unsure, we strongly recommend:

- Contacting your local planning authority.
- Consulting a qualified planning consultant or architect to assess your specific site conditions.

3. What Happens If I Don't Get Permission?

Proceeding without the appropriate permissions can result in:

- Enforcement action from your local council.
- The need to alter or remove completed works.
- Legal or financial complications, especially when selling your property.

4. What We Can Provide

To support your planning process, we can supply:

- Detailed design and planting drawings
- A clear design rationale for the proposed layout

- Material specifications and notes to accompany applications

We are also happy to liaise with your planning consultant or architect to ensure consistency and clarity across the submission.

5. Other Considerations

Additional factors to be aware of may include:

- Building regulations (for structures or drainage installations)
- Party wall agreements (if building close to a neighbour's boundary)
- Tree Preservation Orders (TPOs) or other local environmental protections

The Garden Project Co.

Crafting luxury outdoor spaces with precision and care — while keeping compliance in mind every step of the way.