



HILLINGDON

LONDON

PAVING FRONT GARDEN GUIDANCE



To replace over 5sqm of garden with paving you do not have to apply for planning permission to do this, provided that:

- a) the surface is permeable or
- b) that water is collected and directed to a permeable area.

If it does not meet either of these criteria, planning permission is necessary. Even if it is a replacement of existing hard surfacing permission is unlikely to be granted.

The Government changed the General Permitted Development Order¹ so that the Local Planning Authority can ensure that adequate provision is made for drainage, such as a soakaway.

Where hard paving allows water to run straight off the driveway and onto the road, this water enters the drainage system which wasn't designed to cope with the extra water. Water also takes with it pollutants from drives into the roads and then our rivers. The result is that flooding has become a more common problem.

The hard impermeable surfaces soak up heat during the day and then release it into the surrounding environment at night. This contributes to the overall warming of the environment. The paving over of front gardens is also detrimental to local wildlife and biodiversity. Insects and other small organisms lose their natural habitats, so there's less food for mammals and birds.

Examples: The [Royal Horticultural Society](#) provide some useful advice on how to comply on their website and have created a useful leaflet [Gardening Matters - Front Gardens](#)

Permeable Surfacing

There are various options for permeable surfaces which include: traditional gravel drives, plastic grids filled with gravel, or soil and plants, interlocking brick pavers or grasscrete.

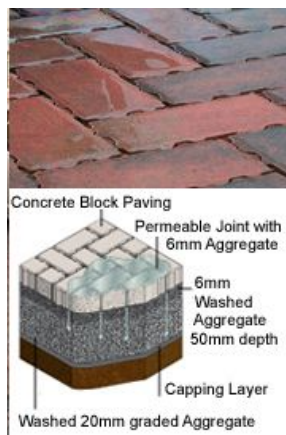
All of these require appropriate permeable sub-base in order to ensure that they comply.

- **Plastic grids** Combine gravel with a reinforcing plastic cellular structure to keep it in place. Further information on plastic grids can be obtained online from [Paving Expert](#). They can also be filled with soil and planted. It should be laid on a well constructed sub base that uses type 3 or type 4 aggregate (larger sized aggregate.) This will also allow

¹ <https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance>

good drainage through the substructure of the soil. Consider the property boundary treatment so gravel does not travel on to the highway.

- **Porous tarmac or a pebble bound with resin** is an increasingly popular choice.
- **Permeable Paving** requires pavers which allow open, permeable spaces between units



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- **Grasscrete** is a concrete structure, and not favoured for regularly used surfaces which allows grass to grow through but water to drain away through a sub base.

Non permeable surfacing

Where a driveway is to be constructed in non permeable materials such as concrete, asphalt, block or flag paving, the front drive will need to be constructed:

1. So that there is a fall towards a permeable area.
2. Retain a permeable area within the front garden of 25%. This should be a sufficient Sustainable Drainage system such as sized soakaway, or flower bed, french drain, which would adequately manage and control the flow of surface water.
3. A suitably sized collection system adjacent to the highway collecting and directing water towards the permeable front garden. This must not be connected to the mains drainage.
4. Ensure there will be continual inspection and maintenance so that it is clear of debris.

All roof downpipes connected straight into a pipe which flows into the road, also contribute to flooding on the highway. These should also be allowed to flow into the permeable area.

Please be aware that the discharge of water onto an adopted highway is an enforceable offence. There are also additional highways requirements when paving a front garden to park cars. It is necessary to apply for an appropriate vehicle crossover or 'drop kerb'. Failure to do so can lead to enforcement action. When applying for a drop kerb you will be expected to provide information to show you are complying with the above legislation, such as the a plan of the front garden and cross section of the proposed permeable surfacing.

REPORT IT. If you see new driveways which do not comply, please report them to the Council through the Contact Centre Tel 01895 556000 or contact@hillington.gov.uk

² http://www.creativepavingandleisure.co.uk/Permeable_Paving.php

³ <http://www.duratex.co.uk/permeable-paving-grids/116-permeable-ground-reinforcement-paving-grid-330mm-x-330mm-x-40mm.html?gclid=CO6Gttzy6MsCFUORGwodAIsLxw>