

DECKING

Information Leaflet



Rosehill Housing Co-operative Ltd

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How to go about fitting decking

Introduction

This leaflet should be read in conjunction with the Alterations and Improvements leaflet which provides more information on the process for applying for permission to make alterations and improvements. Permission can be refused but you will be given reasons for any refusal.

The purpose of this leaflet is to provide you with information on the specific requirements for fitting decking.

This leaflet along with other information we provide can be produced in other formats e.g. large print or other languages if required. If you need this service please let us know.

Decking

As with any alteration or improvement you may wish to make to your house or garden you need to obtain our prior written permission to fit decking. To do this you must complete the relevant application form which is available from our office.

To assist you with the completion of your application, there are specific requirements for fitting decking.

The decking:

- must not exceed the allowed height of 300mm (decking higher than this would require planning permission from Glasgow City Council).
- can not be sited on the designated drying green area. There may be other restrictions as to where any structure can be sited in the garden area. For example if there are service pipes running underneath parts of gardens then permission would not be given to erect any structure on these particular areas of the garden. This matter would be clarified at the time the application is being considered
- cannot be sited in a front garden or side garden visible from the road
- cannot have electric powered lighting installed
- must not be fitted directly under boiler flue.

You must provide us with the following information with your application:

- a plan of the decking showing the proposed dimensions

- a plan showing the proposed location in your back garden
- If you are doing the work yourself you must provide us with detailed information on how you intend to build it and the materials you will use
- If the work is being done by a company you must tell us its name, address and telephone number
- If you are laying it on a solid foundation you must inform us of the foundation type you are using and how it will be constructed

You will have the following responsibilities in addition to any others we impose as a condition of giving you permission:

- You will be responsible for the maintenance of your decking and for keeping it in good condition
- You will be responsible for removing and disposing of the decking at the end of your tenancy if required by us, if it is deemed unsafe by us or if we require access below to carry out repairs.

If you make an application without taking the above into consideration it will be refused. However you are free to re-apply at any point. If you wish to discuss any of the above with a member of staff then please contact our Maintenance Assistant, Elaine Aitchison at our office.

Right of appeal

You can use our appeals process if you disagree with our refusal to grant you permission or for any of the conditions we impose on you.

You should read our leaflet “Internal Appeals Process” for more information about this. Copies are available on request.