

## **Shed / Greenhouse / Boundary Fence Guidelines**

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#### **General conditions**

1. No person may place any structure on an allotment prior to receiving written authorisation from the Council
2. If permission is granted to construct buildings it is on the understanding that, should notice be given to remove the structure at any time, compensation will not be payable by the Council
3. The tenant must make good any damage to the site before relinquishing the tenancy of a plot. If this is not undertaken, the tenant will be liable for any expense incurred by the Council to do so.
4. The position of the building must be within the limits set out on the application form.

#### **Conditions regarding materials**

1. To maintain a high standard of buildings on allotment areas all buildings must be constructed of sound timber. The use of poor quality second hand timber, or the use of a collection of second hand doors as the main walls for sheds is not allowed. Anderson Shelter type sheds are not allowed. Shed roofs must be constructed of wood and covered with good quality roof felting. Polythene sheeting roofs are not allowed
2. The Council recommends that wherever possible, ridge type greenhouses should be constructed. The use of second hand window sashes or doors for the construction of greenhouses is not allowed. The use of low grade polythene sheeting for the outside covering of greenhouses is not recommended
3. The foundations for tool sheds and greenhouses must be constructed of brick or other similar material. If a shed is to be elevated it must be made rabbit-proof by the placing of 1 inch (2.5cm) wire netting from the base of the shed to 4 inches (10cm) below ground level
4. The finish and workmanship of all structures must be of good quality and the work carried out to the satisfaction of the Council. The buildings must be kept in a good state of repair at all times and be painted or other preservative material applied
5. No structure may be built of, or contain, material which is noxious, dangerous or carcinogenic. The use of materials such as asbestos in any form is not permitted

#### **Conditions regarding the size of buildings**

1. The maximum size of a tool shed must not exceed 48 sq ft (4.46m<sup>2</sup>) eg a maximum 8 ft x 6 ft (2.38m x 1.8m). The height of a shed must not exceed 7 ft (2.13m)
2. The maximum size of a greenhouse, inclusive of a potting shed or boiler house, must not exceed 160 sq ft (14.86m<sup>2</sup>) eg a maximum 16 ft x 10 ft (4.88m x 3.05m). The minimum size should not be less than 48 sq ft (4.46m<sup>2</sup>) eg 8 ft x 6 ft (2.38m x 1.8m)

#### **Conditions regarding boundary fence:**

1. The use of MET posts is NOT permitted due to the uncertainty of the depth of water mains.
2. Tenant will be responsible for any water supply damage
3. Maximum height of 5ft (150cm).
4. The boundary fence should not be less than 3ft (90cm) at the front of the plot leading to site road.