



Construction of Domestic Hard Standings Notes for Guidance

1. Consents cannot be granted where there are safety concerns due to poor visibility onto the road network, the point of access causing a danger or the construction would compound on an already difficult local parking situation.
2. **Your garden must be large enough to accommodate a 5m deep parking space so no part of the vehicle is overhanging the footpath.**
3. A simple but effective alternative to continuous surfacing is wheel strips formed by laying two lines of heavy duty paving slabs.
4. If there are trees in the front garden, you should site your hard standing so as not to damage or remove the trees. You may be required to replace trees and shrubs that are removed.
5. Your garden may contain manhole covers, stopcocks etc. Access to them is required at all times so they must not be covered over.
6. You may only park alongside your house when the area is within the curtilage of your property.
7. It is neater if you share a double crossover with your neighbour as shown in diagrams 3/4 and 5/6.

Residential Street Parking Crossover Scheme



Information

Environment, Culture & Communities Dept
Time Square,
Market Street, Bracknell, RG12 1JD

INTRODUCTION

Residents who want to widen an existing crossover or want to provide a second crossover should apply in the same way as if they wish to construct a new access.

Under the scheme works can be arranged through the Council's contractor to construct the crossover.

OWNERSHIP

This scheme applies equally to all householders as part of the overall proposals for helping with parking problems in your street. However, the procedure will vary as follows.

Tenant. You will need to contact your landlord to obtain permission to allow a vehicle to park on the land concerned. You will need evidence of the landlords consent.

Owner of an ex-Council House. Your property is likely to be the subject to a condition (called a covenant) which currently prevents cars being parked on the property. You will need to contact Bracknell Forest Homes Estate Services to arrange for this condition to be relaxed.

Owner of an ex-Council House (but not the garden). Some Council House sale agreements were provided for the Council to retain ownership of the land. If your agreement is written in this way, you will need to contact Bracknell Forest Homes' Estate Services to arrange for the purchase of the land. This may also require planning permission and would involve you in additional charges.

Land Ownership. The depth of the highway land is limited. Unless you can provide evidence of either ownership or owner's consent to cross the land in question, the application cannot be approved.

QUALIFICATIONS

Residents can usually expect their application to be approved as long as:

- **They can provide an off highway parking depth of at least 5 metres with direct access to the carriageway without causing safety concerns**
- They have any necessary planning consent if access is required from a classified road or a change of use is required.
- Consent has been given from the landowner (if applicable) to cross their land.
- Bracknell Forest Homes have confirmed that any relevant covenants will be discharged.

PROCEDURE – What do I do next?

Firstly, read this leaflet carefully, particularly the guidance notes overleaf.

1. If you are the owner of an ex-Council House you should contact Bracknell Forest Homes to establish the existence of any covenants. If you are a tenant, you should contact your landlord for consent.
2. If you don't own all of the land over which the crossing will go, you must either get an agreement to purchase the said land or the

owner's consent. If you think that the land may be in the Council's ownership you should contact the Council's Property Services Section

3. Some proposals require planning consent. You must seek advice as to whether or not you need consent from Bracknell Forest Borough Council's Planning Service.

When you have undertaken such steps you should:

4. Apply for the crossover from Bracknell Forest Borough Council's Highway Asset Management Section.

**Environment, Culture & Communities Dept,
Time Square,
Market Street, Bracknell, RG12 1JD**