Dropped Kerb Application

FAQ's and Terms & Conditions



If you have any questions regarding dropped kerbs that are not answered within this document, please contact: 0121 569 7474 or email; dropped_kerbs@sandwell.gov.uk

Revision Date: September 2026

1. **What is a dropped kerb?**

   A dropped kerb allows vehicles to cross the pavement to and from a driveway without damaging the pavement or kerb, or your vehicle. The work involves lowering the kerbstones and strengthening the pavement to create vehicular access and protect any underground services.

2. **How much does a dropped kerb cost?**

   The cost of a dropped kerb varies depending on each location. (See Question 9)

   To apply for a dropped kerb, you need to pay a non-refundable fee of **£250.00** which pays for a site visit to determine whether a dropped kerb can be installed, all administration processes to provide your quotation and arrange for works to be undertaken. ***This fee is not deducted from any quote provided.***

   It is not possible to provide an exact cost until an inspection has been made, due to the bespoke nature of requirements. However, for indicative purposes, a typical quotation for a standard dropped kerb (2 taper kerbs and 3 flat kerbs), on a standard width footpath (1.8m), with no requirement for additional items as mentioned below, is generally in the region of £1600.00, but this can be significantly more if the footpath & grass verges outside your property exceed 1.8m. Additional costs may also be required, such as the need for traffic management, weekend only working, relocating street furniture, adjustment of utility boxes etc which may increase the cost significantly.

   In addition, depending on the location, you may need to get separate permissions that require a fee (such as planning permission; a right of way agreement or deed of easement).

3. **Do I need any permissions?**

   Yes, in some instances, as outlined below:

   Planning permission is required:

   - If the dropped kerb is to a building divided into several properties, e.g. flats, maisonettes.
   - If the dropped kerb access is from / to a classified A road
   - If the dropped kerb access is for offices, shops etc.
   - If you are creating a new driveway that is more than 5m^2 planning permission should be sought. (Please see note on permeable driveways at the end of this document)

   Right of Way / Deed of Easement is required:

   - If the crossing passes over land that does not form part of the public highway (e.g. Land owned by Sandwell M.B.C. but managed by Sandwell Homes, or belonging to a private landlord)

   If you wish to check in advance, please contact:

   - Planning Permission: planning@sandwell.gov.uk
   - Right of Way Agreement / Deed of Easement: property_services@sandwell.gov.uk

4. What if the property is rented?

If the property is rented you will need to obtain the landlord's permission to make changes to the property to park a vehicle on the frontage. If it is a Council house, you will need to contact your local office to request permission to make alterations to the property prior to applying for a dropped kerb.

5. What happens if the property is Leasehold?

If the land on which the vehicle is to be parked is Leasehold, you will need to ensure that your proposals do not contravene any leasehold conditions and you will also require permission from the landowner to park a vehicle on the frontage or make any changes to the property, prior to applying for a dropped kerb.

6. What could prevent me from having a dropped kerb?

You may not be able to have a dropped kerb if:

- There is a tree on the pavement outside the property.
- It is on a bend or at a road junction.
- Your property is close to traffic signals or a traffic island.
- There is a steep slope between your garden and the road.
- Your garden does not meet the criteria outlined in the next question.
- If there is a lighting column or street sign outside the property that cannot be re-sited
- Other reasons in relation to the use, convenience, and safety of the highway.

7. Does my garden need to be a certain size?

Yes. A minimum of 4.2m deep (this is from the back of the footpath to your building line), and 2.75m wide is required. If you do not have this area a dropped kerb will not be considered. *(A parallel parking space does not meet this requirement and with minimum exceptions, depending on individual site conditions, is likely to be refused)*

8. When should I make a driveway in my garden?

You should not make a driveway in your garden until you have obtained the above-mentioned permissions and received notification, in the form of a quotation from Sandwell Council, that construction of a dropped kerb is permissible.

- All new dropped kerbs will be installed to the existing footpath levels. Footpath levels cannot be altered to accommodate a high or low driveway – it is up to the applicant to ensure the driveway is at the correct level.
- Your driveway should be completed prior to the construction of a dropped kerb and a suitable edge at the boundary of your property be provided.

We will not install a dropped kerb until your driveway is complete, this will prevent any damage being caused to newly installed kerbs and surfacing.

Your attention is drawn to the note on 'Guidance on the permeable surfacing of front gardens' at the end of this document, this provides advice on how to proceed with the construction of the hard standing.

9. How wide will the dropped kerb be?

The width of a dropped kerb will depend on your frontage and any site restrictions. A standard dropped kerb consists of two tapered kerbs and three flat, which is 4.6m wide. But you may have any width dropped kerb that is within the boundaries of your property: subject to there being no known parking issues in the vicinity – where you may be restricted to a standard dropped kerb installation.

10. Will I own the dropped kerb?

No. The dropped kerb will remain part of the public highway. After construction of a dropped kerb on public highway it will be the responsibility of the Highway Authority to maintain. Where any part of the dropped kerb passes over land not part of the adopted highway e.g. Housing, then the responsibility of maintenance will be detailed in the right of way agreement or deed of easement.

11. Can I undertake the work myself?

No. Only Sandwell M.B.C. or our appointed Contractors can carry out the works. It is an offense under the Highway Act to excavate the public highway without the relevant licences and insurance.

12. Who pays for the construction of the dropped kerb?

All costs relating to the construction of a dropped kerb are to be borne by the applicant. In addition, you will also be required to meet the Council's inspection and administration fee. The current fee is **£250.00**, which in non-refundable once an inspection has taken place.

The fee covers administration costs and for a site visit by a Council's highway officer to assess if it is possible for a dropped kerb to be installed. The officer will take measurements and determine if any conditions need to be met and make note of any site-specific requirements e.g. the lowering of utility service covers, proximity of street trees or street furniture and parking requirements. This fee is **NOT** deducted from any quotation provided.

13. What about third-party apparatus (not belonging to Sandwell M.B.C.)?

Where the position of telegraph poles, street cabinets, bus stops etc. require re-locating you should contact the utility responsible for the apparatus. Please note that this will incur additional charges, which can be extremely high. The highway officer will advise you if they feel any such works are required.

14. What about street furniture e.g. lighting columns / traffic signs that would affect the proposed dropped kerb?

Following the initial site-inspection you will be informed if it is permissible for the obstacle to be re-located. You will be given a fixed price quotation for all costs involved and you will have to pay the full amount. Only Sandwell M.B.C. can carry out these works.

15. What if a tree on the pavement is affected by the proposed dropped kerb?

All trees are subject to a site inspection and risk assessment by the Council's Arboriculture officer. Where a tree is dead or diseased the Council will remove the tree and fund the costs. In line with current policy, if a tree is deemed of good sound structure, being integral asset to the street-scene or of benefit to the environment (e.g. having a high c02 reduction and water run of value) your application will be refused. If in exceptional circumstances it is agreed to potentially remove a tree, we have a duty to consult for 28 days prior to removal, and a new tree must be planted. If any objections are received during consultation period the tree will not be removed. If no objections are received, then the cost for removal and the replanting of a new tree will be added to your quotation.

16. Is there any financial assistance with the costs?

Currently there is no financial assistance available for the provision of a dropped kerb. All costs are to be borne by the applicant. Quotes are valid for 6 months to allow budgeting for the cost.

17. What if I want to extend my existing dropped kerb?

It is the same process, you can contact us on 0121 569 7474 stating that you wish to apply to extend your existing dropped kerb, or you can make an application on-line via a MySandwell account.

18. What happens next?

Once we have received the **£250.00** inspection fee a highway inspector will contact you, usually within ten working days to arrange a site visit to discuss, take measurements and mark out your requirements.

Following the inspection, you will receive confirmation of the dropped kerb approval in the form of a quotation for the works, usually within ten *working* days. However, if there is a requirement for tree officers to assess the proposal, or if an obstacle needs to be relocated this may take longer as we will need to contact third parties for information / costs. Your quotation will be valid for 6 months, after which, in line with GDPR guidelines, documentation will be destroyed, and you will need to make another application.

Once the works are agreed and you have received a confirmation email or letter of your quotation log back into your MySandwell account, or if you do not have an account contact us on 0121 569 7474, to make payment. Sorry but there is currently no facility for payment in instalments.

Following receipt of payment, we will schedule the works, this is normally within twenty-five *working* days of payment unless:

- There is an obstacle to be removed or relocated e.g. lighting column, utility cover.
- During times of contractor holiday periods, which could be for an extended period e.g. up to two weeks at Christmas.

Highways will follow internal procedures to secure a permit for the work. Where other works on the highway have already been approved, these works may need to be completed before the drop kerb can be installed e.g. utility provider completing works in front of your property such as repairing a gas pipe.

You will be contacted by our approved contractor, at least one day prior to works being carried out.

After the dropped kerb has been constructed it is advisable **NOT** to drive across it for at least 24 hours to allow concrete and tarmac to harden, as you may cause damage to the newly installed kerbs and surfacing.

Should your application be refused, or you decide not to go ahead with the construction, and a site visit has already taken place, the inspection fee is non-refundable. If you are not satisfied with the reasons for the refusal of an application, you may wish to contact us. Please call 0121 569 7474 to log an appeal.

Guidance on the Permeable Surfacing of Front Gardens

From 1st October 2008 the permitted development rights that allow householders to pave their front garden for hard standing without planning permission have changed. Planning permission is now required to lay traditional impermeable driveways that allow uncontrolled surface water run-off from front gardens onto roads, or to allow it to discharge into the existing storm water drains, as this can contribute to flooding and pollution of watercourses.

If a new driveway or parking area is constructed using permeable surfaces such as permeable concrete block paving, porous asphalt, or gravel, so that the water can soak into the ground, planning permission will not be required. These new rules apply to hard surfaces exceeding $5m^2$ and apply where existing hard standings are being replaced.

Applying for planning permission will require you to fill in an application form, draw plans (which need to be to scale), and pay the appropriate fee. Planning applications for this type of householder development should normally be decided within 8 weeks of submission.

There is a publication available that explains the different approaches to constructing a driveway or other paved area in accordance with the new rules. This publication is only available online, and can be found at: pavingfrontgardens.pdf (publishing.service.gov.uk)

If you have any queries regarding planning permission, please contact Planning Services: planning@sandwell.gov.uk