Wakefield Metropolitan District Unitary Development Plan

Supplementary Planning Guidance
SPG2 Residential Design Guide

The Supplementary Planning Guidance contained in this document post-dates the Unitary Development Plan and does not form part of the approved Plan.
The Purpose

To set out, for intending developers in Wakefield District, the standards and guidelines against which planning applications for residential development will be considered by the local planning authority. It is the Council's intention to use these guidelines to encourage an innovative, yet flexible approach to new development. The objective is to increase the level of amenity of individual householders by creating more sensitive, interesting and exciting living environments.

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1.1 It is encouraging to note that in recent years developers have increasingly recognised the importance of individuality, interest and variety in their housing designs. The Council wishes to encourage and promote this trend. The Guide therefore concentrates on the basic elements of successful design in housing layouts and does not seek to restrict the initiative of architects and designers. Generally accepted minimum standards are included but they should not be used as a benchmark. Whilst there may be occasions when other material circumstances indicate that such standards need not necessarily be met, it is emphasised that they are, generally speaking, the minimum acceptable standards, and the Council will in most circumstances be looking for something better.

1.2 The Guide aims to promote a high standard of housing environment throughout Wakefield District and to ensure consistency in the assessment of schemes submitted to the Council.

1.3 Early co-operation between the developer and the Regeneration Department can bring major benefits. Not only can pre-submission discussions considerably reduce the time taken to process a planning application, such discussions can also benefit the design itself. Therefore, the Regeneration Department encourages early contact with developers, concerning all aspects of residential design. In the case of major housing sites identified on the Unitary Development Plan, the Council may prepare Planning Briefs.
2.1 Government Guidance

2.1.1 Relevant Government Guidance on housing and housing design is included in a number of Planning Policy Guidance Notes, which set out the Government's policies on different aspects of planning. They are to be taken into account by local authorities as they prepare their development plans, and they may be material to decisions on individual planning applications and appeals.

2.1.2 Planning Policy Guidance Note 1 (PPG1) deals with general policy and principles. Annexe A to this guidance deals with design considerations. Paragraph A2. puts the responsibility of achieving good design on architects and their clients. However paragraph A1 states that:

"The appearance of proposed development and its relationship to its surroundings are material considerations, and those who determine planning applications and appeals should have regard to them in reaching their decisions."

Further, paragraph A3 states that:

"Planning authorities should reject obviously poor designs which are out of scale or character with their surroundings."

A revised version of PPG1 is under preparation and has been released in draft for consultation purposes. Design issues are given more prominence in the new version with much of the advise now contained in the main body of the Guidance rather than as an annexe to it. The sentence quoted from paragraph A3 above, remains. In addition the revised guidance states that:

"Applicants for planning permission should be able to demonstrate how they have taken account of urban design in their development proposals and that they have had regard to relevant development plan policies and supplementary planning guidance."

2.1.3 Planning Policy Guidance Note 3 (PPG3) deals specifically with housing. Paragraphs 4-8 are concerned with good design, and in general reflect and reiterate the points made in PPG1.

2.2 The Unitary Development Plan

2.2.1 The District Council adopted the Wakefield District Unitary Development Plan in December 1994. This sets out the statutory planning policies to guide development up to 2001.

2.2.2 The major contribution which this plan makes to housing is to ensure sufficient land is allocated to meet the anticipated needs and demands. However, there are also broad policies which relate directly to the way in which sites are developed. These policies are statutory, having been adopted as part of the Unitary Development Plan, and applications for planning permission must be determined in accordance with such policies unless material considerations indicate otherwise. The policies which will apply most frequently to new development are given below.

Type of new housing

H3  THE COUNCIL CONSIDER IT IS DESIRABLE THAT A RANGE OF HOUSE TYPES IS PROVIDED WITHIN INDIVIDUAL DEVELOPMENTS, ESPECIALLY ON LARGER SITES. THEREFORE, THE COUNCIL WILL SEEK THE PROVISION OF A RANGE OF HOUSING IN TERMS OF SIZE AND TYPE OF DWELLING AND DENSITY OF DEVELOPMENT, THROUGHOUT THE DISTRICT TO MEET THE FULL RANGE OF HOUSING NEED.
Affordable and Social Housing

H4 WHERE IT HAS DEMONSTRATED A LACK OF AFFORDABLE HOUSING TO MEET LOCAL NEEDS, THE COUNCIL WILL SEEK TO SECURE THROUGH NEGOTIATION, PROVISION OF AN ELEMENT OF AFFORDABLE HOUSING IN HOUSING SCHEMES. THE NEED FOR AFFORDABLE HOUSING WILL BE ONE OF THE MATERIAL CONSIDERATIONS WHICH THE COUNCIL WILL TAKE INTO ACCOUNT WHEN DETERMINING PLANNING APPLICATIONS.

The Location of New Development

H6 THE UNITARY DEVELOPMENT PLAN HAS TAKEN PARTICULAR ACCOUNT OF THE NEED FOR A BALANCE BETWEEN NEW HOUSING AND EMPLOYMENT IN EACH AREA IN ORDER TO PROVIDE THE OPPORTUNITY FOR PEOPLE TO LIVE CLOSE TO THEIR PLACE OF WORK AND SO REDUCE THE NEED TO TRAVEL. TO ACHIEVE THIS PROPOSALS FOR RESIDENTIAL DEVELOPMENT SHOULD :-

(I) BE LOCATED WITHIN OR ADJACENT TO AN EXISTING SETTLEMENT OR URBAN AREA AND BE COMPATIBLE WITH THE SETTLEMENT'S SIZE, CHARACTER, LOCATION, SETTING AND AMENITIES; AND

(II) CONFORM WITH POLICIES IN THE PLAN WHICH SAFEGUARD LAND FOR OTHER PURPOSES; AND

(III) BE IN ACCORDANCE WITH TRANSPORT POLICIES RELATING TO NEW DEVELOPMENT IN TAKING PROPER ACCOUNT OF TRANSPORT AND LAND USE RELATIONSHIPS AND THE CAPACITY OF EXISTING OR COMMITTED INFRASTRUCTURE AND COMMUNITY FACILITIES; AND

(IV) PROVIDE A HIGH STANDARD OF HOUSING ENVIRONMENT

Access to Undeveloped Land

H8 NEW RESIDENTIAL DEVELOPMENTS, WHICH ADJOIN UNDEVELOPED LAND, SHOULD NOT BE DEVELOPED IN A WAY WHICH PREVENTS THE OPPORTUNITY FOR THE ADJACENT LAND TO BE SUBSEQUENTLY DEVELOPED.

Open space in Residential Areas

H9 ALL NEW HOUSING DEVELOPMENTS SHOULD PROVIDE OPEN SPACE AND RECREATIONAL FACILITIES WHICH ARE RELATED TO THE SCALE, TYPE AND DENSITY OF DEVELOPMENT, AND TO THE NATURE OF THE SITE AND ITS SURROUNDINGS.

Accessible Housing

H15 THE COUNCIL WILL SEEK TO NEGOTIATE FOR THE PROVISION OF A PROPORTION OF NEW DWELLINGS TO BE BUILT TO 'MOBILITY STANDARDS' AND FOR CAR PARKING PROVISION TO TAKE INTO ACCOUNT THE NEEDS OF DISABLED PEOPLE. IT WILL NEGOTIATE TO ACHIEVE THIS TARGET HAVING REGARD TO EACH SITE'S TOPOGRAPHY, LOCATION AND PROPOSED MIXTURE OF HOUSE TYPES.

Wheelchair Housing

H16 IN DEVELOPMENTS OF MORE THAN 10 DWELLINGS, WHICH ARE CLOSE TO SHOPS AND SERVICES, THE COUNCIL WILL NEGOTIATE TO ACHIEVE A PROPORTION OF DWELLINGS TO BE DESIGNED SPECIFICALLY FOR, OR TO BE CAPABLE OF EASY ADAPTATION TO, WHEELCHAIR STANDARDS. PARKING PROVISION SHOULD BE MADE ADJACENT TO THE DWELLING.

(see Section 6 for further details regarding design criteria for accessible and wheelchair housing)
2.3 Residential Development Policies in Areas of Special Control

2.3.1 Conservation Areas

E27 THE COUNCIL WILL SEEK TO PROTECT AND ENHANCE THE SPECIAL CHARACTER OF CONSERVATION AREAS. DEVELOPMENT WHICH WILL ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF SUCH AREAS WILL NOT BE PERMITTED.

Note: The Council has designated 26 Conservation Areas throughout the District. These are shown on the Proposal Maps. Conservation Areas will be kept under review and, where necessary, statutory protection will be sought for further areas which may be identified during the Plan period to prevailing guidelines.

E30 DEVELOPMENT INCLUDING CHANGES OF USE WITHIN OR ADJACENT TO CONSERVATION AREAS WILL ONLY BE PERMITTED IF IT WOULD PRESERVE OR ENHANCE THE SPECIAL CHARACTER OR APPEARANCE OF THE AREA.

E31 ALTERATIONS TO BUILDINGS OR SPACES WHICH DO NOT RETAIN OR ENHANCE THE SPECIAL CHARACTER OR APPEARANCE OF A CONSERVATION AREA WILL NOT BE PERMITTED.

E32 ADVERTISEMENT DISPLAYS ON BUILDINGS WITHIN A CONSERVATION AREA WILL NOT BE PERMITTED UNLESS THE DESIGN OF THE ADVERTISEMENT CONTRIBUTES TO THE SPECIAL CHARACTER OR APPEARANCE OF THE AREA.

E33 THE COUNCIL, IN CONSIDERING DEVELOPMENT PROPOSALS, INCLUDING CHANGE OF USE, IN CONSERVATION AREAS, WILL ADOPT A MORE FLEXIBLE APPROACH, WHERE APPROPRIATE, TO PLANNING AND HIGHWAY STANDARDS, IF ADHERENCE TO THEM WOULD BE TO THE DETRIMENT OF THE AREA'S CHARACTER OR APPEARANCE.

E34 THE COUNCIL WILL REQUIRE WHERE APPROPRIATE THAT ALL PLANNING APPLICATIONS IN CONSERVATION AREAS, INVOLVING A CHANGE IN APPEARANCE OF THE BUILDING, OR SPACE, MUST BE FOR FULL PLANNING PERMISSION.

E35 THE COUNCIL WILL REQUIRE, WHERE APPROPRIATE, THAT PLANS FOR PROPOSED DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS, CLEARLY ILLUSTRATE THE IMPACT OF THE PROPOSAL ON THE AREA. SUCH APPLICATIONS MUST ALSO BE SUPPORTED WITH ADEQUATE DETAILS.

2.3.2 Green Corridors

There is a marked difference in character, quality and distribution of wildlife, landscape and outdoor leisure provision across the District. A structured approach to wildlife, landscape and leisure conservation and development is therefore essential if the flora, fauna and landscape of the District are to be enhanced and so that local people are able to experience the outdoor environment as an everyday part or their lives.

2.3.3 To achieve this, a network of Green Corridors has been designated. Such a network will secure continuity of space for wildlife, amenity and recreation; provide and environmental context for a variety of uses and development proposals and provide a focus for resources for their enhancement.

2.3.4 Green Corridors will not necessarily preclude development but will ensure that it is carried out in a manner which consolidates the corridor and does not break the continuity.

E12 THE COUNCIL WILL REQUIRE THAT DEVELOPMENT WITHIN A GREEN CORRIDOR CONTRIBUTES TOWARDS THE FURTHER ENHANCEMENT AND PROTECTION OF THE FLORA AND FAUNA, LANDSCAPE AND RECREATIONAL QUALITY OF THE GREEN CORRIDOR. IT WILL REQUIRE THE APPLICANT TO PROVIDE AN APPROPRIATE EVALUATION OF THE
2.3.5 Green Belt

Green Belt policies provide a strong presumption against inappropriate development in the Green Belt, and essentially limit uses to those which are rural in nature. Only in exceptional circumstances will new housing be allowed in the Green Belt. Where such development is considered acceptable in principle it will be subject to policy OL2 of the Unitary Development Plan.

OL2 DEVELOPMENT WITHIN THE GREEN BELT WILL NOT BE PERMITTED IF IT WOULD DETRACT FROM THE OPEN CHARACTER OR VISUAL AMENITIES OF A PARTICULAR GREEN BELT LOCATION BY REASONS OF ITS PHYSICAL SCALE OR INTENSITY OF USE, INCLUDING MATTERS OF SITING, DESIGN AND CHOICE OF MATERIALS.

The re-use (conversion) of buildings within the Green Belt will generally be acceptable providing:

(i) it does not have a materially greater impact than the present use in the openness of the Green Belt and the purposes of including land in it;

(ii) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing);

(iii) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and

(iv) the form, bulk and general design of the buildings are in keeping with their surroundings. (Conversion proposals may be more acceptable if they respect local building styles and materials).
3.1 Site Characteristics

Every potential housing site has its individual characteristics which should be used to full advantage in designing the type of development to be built upon it. In order to get the most from a site, a thorough appraisal of the site's potential will be required at the pre-planning application stage. Although there are numerous site factors or characteristics which could have a bearing on development potential, it will be necessary to include the following for a proper appraisal.

Topography and Views

Wherever possible development schemes should be designed to take full account of existing landforms rather than be imposed upon them. Slopes, valleys and high points should be used to advantage, for example, to break up the development into distinct units and gain pleasant views out of the site through careful arrangement of dwellings. Conversely, on visually prominent sites, special care will be needed to ensure visual acceptability from outside the site. Unitary Development Plan Policies E52 and E54 are particularly relevant in this regard.

E52 DEVELOPMENT WHICH HAS A SIGNIFICANT DETRIMENTAL IMPACT ON THE AMENITY OF ITS LOCALITY BY VIRTUE OF ITS APPEARANCE INCLUDING ITS SCALE, MATERIALS AND COLOUR, ITS ORIENTATION OR ITS EFFECT ON A SENSITIVE LOCATION, WILL NOT NORMALLY BE PERMITTED.

E54 DEVELOPMENT WHICH IS CONSIDERED TO BE VISUALLY INTRUSIVE ON SKYLINES WILL NOT NORMALLY BE PERMITTED.

Existing Landscape Features

Natural features such as trees, shrubs, hedges, streams and ponds can give a new development an immediate sense of maturity and identity, if retained and integrated in a sympathetic manner. Trees and hedges in particular can add greatly to the character of a new development and it is essential that they be properly surveyed in any site appraisals. Such an appraisal should include any pruning or felling works required.

Existing footpaths and bridleways should be upgraded and integrated within the development where appropriate and early consultation with both the Council and user groups is recommended in determining any up-grading or diversions of public rights of way.

Ground Conditions

It is important that any part of a potential development site, which may be subject to flooding, subsidence, or special soil conditions (e.g. filled land), are identified prior to drawing up a scheme. Of particular importance in this area of Yorkshire is the need to survey the site for old mine shafts and shallow mine workings. The Unitary Development Plan states that:-

E48 DEVELOPMENT ON OR ADJACENT TO LAND WHERE EVIDENCE EXISTS TO INDICATE THE PRESENCE OF ADVERSE GROUND CONDITIONS WILL ONLY BE PERMITTED WHERE THE COUNCIL IS SATISFIED THAT THE ADVERSE GROUND CONDITIONS CAN BE ADEQUATELY AND SAFELY TREATED.

Existing Buildings

Where practicable consideration should be given to the retention/conversion of existing buildings on site, particularly if they are of architectural or historical merit. Buildings in severe disrepair could be dismantled for materials for use in walls or hard landscape features. This would be particularly appropriate in conservation areas.

Listed buildings, are of course, a special case, having the benefit of statutory protection. Listed building consent will be required to alter or demolish such buildings.
Archaeological Features

Ancient monuments are protected by the Secretary of State for the Environment. There are twenty such sites within Wakefield District. As well as these sites, however, there are extensive areas of the District which have identifiable archaeological interest and potential. By the very nature of archaeological remains they are not necessarily self-evident from a visual survey of the site. There is therefore a need in some areas for a more detailed understanding of the archaeological value of a site. Where the West Yorkshire Archaeology Service consider it necessary an archaeological survey will need to be undertaken in accordance with policy E19 of the Unitary Development Plan.

E19 WHERE THE SITE MERITS PRESERVATION BY RECORD, THE COUNCIL WILL REQUIRE THE APPLICANT TO DEMONSTRATE IN WRITING PRIOR TO THE APPLICATION BEING DETERMINED, THAT ADEQUATE PROVISION WILL BE MADE FOR AN APPROPRIATE LEVEL OF ARCHAEOLOGICAL INVESTIGATION PRIOR TO DEVELOPMENT.

Services

Apart from checking for existing services within or above the site (e.g. pipelines and overhead cables which could act as a constraint on development), thought should also be given to the provision of new and/or the adequacy of existing services needed to implement the development. A point to be considered at the outset is the provision of adequate drainage to highways.

3.2 Factors External to the site

Development sites rarely occur in isolation from existing developments and the attendant infrastructure of urbanisation. Factors not directly associated with a potential development site therefore will generally need to be taken account of in its form and design as follows:-

Adjoining Land Uses/Character of the Area

New development must be designed to relate sympathetically with its surroundings in terms of:-

- the best examples of building styles in the area; existing densities and groupings of dwellings; (where this would not conflict with standards given in this guide); the amount of open space; and landscaping.
- the proximity of adjacent buildings and uses must be considered. Those of a non-residential nature, may pose amenity problems with regard to privacy, noise, smell or other nuisance.

Predominant Materials in the Area

Visual harmony will be achieved by paying due regard to the predominant building materials in the area. This is not to rule out variations which could be beneficial, for example, in attracting attention to particularly important buildings or focal points. The use of contrasting materials should serve to emphasise the predominant in a manner that adds interest to, rather than detracts from, the built form of the wider area.
Location and Setting

Access
Suitable vehicular access is a necessary prerequisite to any development, and the appraisal will need to identify any constraints of access to the site. The nature and capacity of the surrounding road network will also need to be considered, in particular, what off site works may be required to up-rate the existing highway network to serve the new development. Further, where a development site adjoins another potential development site, a developer must demonstrate how this further area will be accessed. Any potential problems should be discussed with the relevant officers from the Council’s Regeneration Department at an early stage.

3.3 Phased Developments and Large Sites

3.3.1 On sites to be developed in phases or other large sites (over 4 hectares/10 acres) some or all of the following information will be required by the local planning authority when the submission is made:-

- Site appraisal, (see Section 3.1 and 3.2)
- Layout of the overall development including roads, footpaths, levels, sewers, public open space and amenity space together with a traffic impact analysis in certain cases.
- Details of structure planting.
- A plan showing the boundaries of the phasing of development (where appropriate) illustrating the sequence and giving an indication of the interim uses of land to be developed in a later phase.
- A general schedule of materials to be used may be necessary on particularly sensitive sites
- Mix of dwellings/ancillary uses to be provided.

Policy H4 of the Unitary Development Plan seeks an element of affordable housing in new housing schemes where a shortage has been identified. In accordance with the criteria laid down in DoE circular 13/96 “Planning and Affordable Housing”, the Chief Housing Officer will be consulted on all applications for 25+ dwellings, or sites of more than 1.0 ha. in settlements with a population of 3,000 or fewer, and on all applications for 40+ dwellings on sites of more than 1.5 ha. elsewhere. The Council will also seek to negotiate an element of accessible and wheelchair housing in all large housing schemes in accordance with Unitary Development Plan policies H15 and H16 (see Section 6 for more details).

This information will enable the Planning Authority to gain an overall picture as to how the development will proceed from the outset and will enable any general matters to be resolved at an early stage. Such an approach should enable the development control process to be undertaken with the minimum delay.
4.1 Spaces and Enclosure

4.1.1 Many old style estates were built to a uniform concept of design. They were characterised by standard house-types built to standard building lines - open plan to typically straight streets with no sense of enclosure or surprise. Views were more frequently dominated by roads, pavements, street lights, telegraph poles and parked vehicles. Many traditional estates lacked well defined and varied spaces, (with the concomitant elements of enclosure) which can provide a clear sense of identity and variation to the layout.

4.1.2 The perception of 'space' depends on the degree of enclosure obtained, based upon the relationship between the width of the space and the height of the surrounding buildings. The use of planting can reinforce a sense of containment by blocking gaps between buildings. Leaving some gaps will not, however, destroy the sense of enclosure, but may add interest by leading the eye towards interesting, contrasting, or surprising views. Continuity of enclosure between one distinct space and the next can and should be maintained using buildings, garages, walls, hedges, etc. as linking elements. (see Section 3.2.)

4.1.3 Historically, a major stumbling block to innovative layouts has been the imposition of rigid highway standards, which by their nature led to a regimented appearance in new housing estates. Based on the DOE Design Bulletin 32 the former West Yorkshire Metropolitan County Council, produced a Highway Design Guide in 1985. This introduced the use of lower order access ways, car ways, mews courts and private drives working to new standards in respect of carriageway and footpath width material and function design. Section 8 of this Design Guide includes further details on residential access and circulation based on the Highway Design Guide requirements. Used properly and imaginatively these lower order roads can add interest, variety and a sense of identity in new housing developments.

4.2 Continuity

4.2.1 The most interesting housing layouts will consist of a series of varied and well defined spaces. These will not be isolated and unrelated spaces viewed as static units. They will usually be viewed by those walking or driving through them, and as they do so, the character of the space will vary. Developers need to be aware of this and aim to link spaces in an interesting way. The use of the sharp-angle turns, "pinch" points in appropriate locations, changes in level and landscape can all be put to good use for this purpose.

4.3 Focal Points and Views

4.3.1 Designers are urged to make full use of any attractive features existing on sites. Water features, trees, hedges, etc. should be the cornerstones of a development, around which houses should be designed - rather than being viewed as obstacles to be overcome.

4.3.2 Existing features such as large specimen trees may be used as focal points to divide development into clearly defined areas each with their own domestic sense of place. Where natural features are lacking, developers are urged to create suitable landmarks, particularly in large developments. These may take the form of landscape features or simply the use of contrasting building materials in selected positions, notably at significant road junctions.

4.3.3 Where a site is bereft of natural features it is important to design in new focal points and features.

4.3.4 Linear spaces of excessive length (most frequently the spaces created along roads) are visually monotonous and must be avoided. This can be achieved by varying road alignments and building lines, or by stopping off views with existing trees or new planting.
Housing Layout

4.3.5 Where a site adjoins attractive countryside or landmarks, open outward vistas should be incorporated into the design of the layout.

4.3.6 An important consideration in the design of any new residential area is its visual impact on the locality particularly as seen from any of its main road frontages. For this reason, the fronts of dwellings and front gardens should normally face onto existing roads even if this means backs facing fronts within the site. Rear gardens should not face onto roads where this can possibly be avoided, as the individual treatment afforded by householders to such things as fencing, extensions, etc., can lead to an unsightly and incoherent street scene.

4.4 House Type Mix

4.4.1 The calculated use of single, two and three storey dwellings within the site can provide variety and be used to overcome site constraints. For example single storey dwellings should be utilised to minimise the effect of development on the skyline. Similarly bungalows could be located adjacent to existing development in order to minimise any invasion of privacy previously enjoyed. Three storey dwellings can be useful for example on sloping sites with provision for garaging on the lower floor.

4.5 Infill Development

4.5.1 The foregoing advice relates to the design of new large housing areas on green field sites, but quite often opportunities to provide one or two dwellings occur within existing housing areas. Such opportunities occur either as spare plots, large side gardens or as 'backland' sites (i.e. land not having a main frontage to an adopted/adoptable road - such as occurs when utilising a large back garden as a building plot).

4.5.2 Spare Plots and Side Gardens

Care will be needed to ensure such developments are compatible with the general character of the area in which they take place, taking into account existing space standards, building lines, space between dwellings (including side to side spaces), as well as materials and building styles. In the light of these, it will often be the case that the minimum space standards referred to in Section 5 of this guide will be unachievable, and that development of existing side gardens, or development forward of the existing building lines will often prove unacceptable.

4.5.3 Backland Development

Backland development on land not having a main frontage to an adopted/adoptable road will only be considered if the following criteria are met:

- A separate access is provided, unless this would be detrimental to safety on the highway and an acceptably designed shared access can be provided.
- That normally accepted standards of amenity or privacy are maintained, in respect of existing dwellings/gardens. Acceptance by existing owners/occupiers of reduced standards will not be sufficient justification, as the amenity of future owners needs to be considered.
- That the amenities of neighbouring residents are not likely to be adversely affected by noise and general disturbance of a new dwelling brought close to their rear gardens.
- The new development is in character with the existing (this could mean that meeting only the minimum space standards would be insufficient).
- Wherever possible a maximum drive length of 45 metres is not exceeded, to enable efficient refuse collection.
• Proper turning / reversing facilities are provided.
• The area put forward for development does not form part of a larger area of land which could be developed comprehensively at a later date.

4.6 Security in Housing Areas

4.6.1 A factor often overlooked in the design of a housing estate is the degree of security it will provide for residents. The main aim of this element of design will be to create an environment which encourages neighbourliness and through this, natural surveillance and self-policing, so making intruders conspicuous.

4.6.2 Methods of achieving this include designing layouts in which dwellings are arranged in small clusters. To improve security, fronts of dwellings should be in open view, and normally rear gardens should back on to each other, and should not adjoin footpaths or open land where this can be avoided.

4.6.3 A major aspect of security in housing estates relates to the ease of access and escape. It has, for example, been suggested that the risk of house burglaries may be reduced if access to dwellings is provided from culs-de-sac rather than loop roads and if the heads of culs-de-sac are not linked by footpaths thus providing escape routes. Risk of assault may be reduced if separated, isolated footpath routes are kept to a minimum and risks of car theft and vandalism may be reduced if parking provision is made mostly within dwelling curtilages. Good lighting on footpath routes will be necessary where they are segregated from roads.

4.6.4 Further advice on this aspect of design can be obtained from the West Yorkshire Police, Crime Prevention Department.

4.7 Summary of Layout Requirements

4.7.1 Housing layouts (excepting small infill sites) will be expected to consist of:
• A variety of well defined and proportioned spaces.
• Interesting units between spaces.
• Focal points - using existing or created features.
• Attractive views out where appropriate.

In addition :-
• Special consideration should be given to infill or backland development.
• Thought should be given at the outset of layout design to security matters.
5.1 The purpose of minimum standards in relation to space about dwellings is to enable an assessment to be made as to whether a layout achieves a satisfactory balance between privacy and economic use of land. However, purely meeting the minimum standards set out in this section will not necessarily produce a good balanced design which is acceptable to the Planning Authority. Further, these will need to be increased through negotiation in certain circumstances, for example, to allow for appropriate space for screening between an adjacent "bad neighbour" and a proposed dwelling. In assessing each proposal, the potential and constraints of each site will be taken into consideration, along with its potential effect on the general locality. Three approaches to designing and assessing schemes are adopted in this guide with respect to space about dwellings as follows:

5.2.1 Basic Standards

The first and least flexible approach is based on minimum standards to achieve the protection of privacy and amenity, and will be applied to basic designs submitted for planning permission where details of house types and internal room layout are not given or are liable to change. The rigid adherence, by the developer, to these minimum standards alone is unlikely to produce interesting or innovative layouts and in most cases, therefore, the Council would prefer developers to submit planning applications based on both these and aspect related and/or calculated designs (see below). In addition to enabling more interesting layouts this could have the added advantage of increasing site density. For house plots where details of elevations, room layout and screening are not known or provided, the following minimum standards will apply:

<table>
<thead>
<tr>
<th>Basic Standard</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front or Back to Front or Back</td>
<td>21m</td>
</tr>
<tr>
<td>Side to Boundary*</td>
<td>1.5m</td>
</tr>
<tr>
<td>Side to Side</td>
<td>3m</td>
</tr>
<tr>
<td>- with driveway*</td>
<td>4.5m</td>
</tr>
<tr>
<td>- where two driveways are adjacent*</td>
<td>6m</td>
</tr>
<tr>
<td>Front or Back to Side</td>
<td>12m</td>
</tr>
<tr>
<td>Back to Boundary</td>
<td>10.5m</td>
</tr>
</tbody>
</table>

* Where there is a legal agreement with adjacent owners allowing access for reasonable maintenance of the neighbour's building and there is also a reasonable means of access between front and rear gardens, then there may be instances where these standards may be reduced. All measurements will be exclusive of boundary walls and fences.
Definitions

**Front:** The public elevation of the dwelling facing the street or main pedestrian routes.

**Back:** Elevation of dwelling facing principal private garden.

**Side:** Blank walls or walls containing windows to certain non-habitable rooms e.g. halls, bathrooms, utility rooms. Kitchens are considered to be a special case and therefore distances from side elevations which include kitchen windows should be greater than those normally required.

**Privacy:** Freedom from intrusive views, from noise, and from unwanted social contact.

*Note: Outline applications will not normally be accepted merely for a specified number of dwellings, unless the developer can prove that the said number can be accommodated in relation to these minimum standards, to the satisfaction of the Chief Regeneration Officer bearing in mind any constraints on the site and the densities appropriate to the area.*

- These standards apply to normal two storey dwellings. In the case of three storey dwellings or where marked changes in level occur, increased standards will be appropriate.
- All distances refer to an arc from windows on the elevation up to an angle of 45 degrees.
Space about Dwellings

5.2.2 Aspect Related Design

In the majority of cases, a developer should be able to submit a layout, clearly showing the disposition of main, secondary and side aspect windows (definitions given below), and under these circumstances, an assessment of adequate space about dwellings will be made on the basis of the following standards:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main to Main Aspect</td>
<td>21m Protection of residential amenity</td>
</tr>
<tr>
<td>Main to Secondary Aspect</td>
<td>18m Protection of residential amenity</td>
</tr>
<tr>
<td>Secondary to Secondary Aspect</td>
<td>15m Protection of residential amenity</td>
</tr>
<tr>
<td>Main to Side Aspect</td>
<td>12m Aspect Protection of residential amenity and maintenance</td>
</tr>
<tr>
<td>Secondary to Side Aspect</td>
<td>9m Protection of residential amenity and maintenance</td>
</tr>
<tr>
<td>Side to Boundary*</td>
<td>1.5m Maintenance</td>
</tr>
</tbody>
</table>

NB. In all cases

- a normal minimum plot depth of 10.5 metres will be provided at the back of the dwelling - the back being defined as that elevation facing the principal private garden.
- These standards apply to normal two storey dwellings. In the case of three storey dwellings or where marked changes in level occur, increased standards will be appropriate.
- Distances refer to an arc taken from the windows on the elevation up to an angle of 45 degrees.

* Where there is a legal agreement with adjacent owners allowing access for reasonable maintenance of the neighbour's building and there is also a reasonable means of access between front and rear gardens, then there may be instances where this standard may be reduced. All measurements are exclusive of boundary walls and fences.

5.2.3 In assessing individual layouts based on aspect related design, it will be necessary to consider the removal of 'permitted development' rights by use of conditions attached to the planning permission, in order that; the minimum distances do not become infringed at a later date through extensions, in the interests of maintaining privacy.
Definitions:

Main Aspect: Main windows to living and Dining rooms

Secondary Aspect: Windows to bedrooms, and secondary windows to living and dining rooms.

Side Aspect: Windows to non-habitable rooms (e.g. halls, bathrooms, utility rooms) and blank walls

Through lounges/dining areas: Both windows in the lounge and dining areas will be classed as main windows if they are positioned diametrically opposite each other.

Dining kitchens: The window lighting the dining area will be classed as a main window.

Kitchens: Windows are considered to be a special case and therefore distances from side aspects which include kitchen windows should be greater than those normally required for a side aspect.
5.2.4 Individually Calculated Designs

It is recognised that in some instances, particularly in Conservation Areas a layout based on basic or aspect related standards may not produce an aesthetically acceptable development, especially on small infill sites within existing high density urban areas. In such cases the District Council will adopt a more flexible approach dependant on whether the criteria listed below can be successfully resolved through careful design. All reductions in standards should take place on the 'public' side of the dwellings concerned, with spacing to the rear being maintained or increased where appropriate.

Detailed plans will be required showing information on main and secondary aspects, orientation of dwellings, provision for sunlight and daylight and methods of ensuring privacy to justify any reductions from the basic or aspect related standards.

5.2.5 On rare occasions in tight, high density development, normal permitted development rights will be withdrawn by the use of appropriate conditions attached to the planning permission in order to ensure that privacy is maintained.

Calculated Design Criteria

(a) Privacy
The dwellings internal and external 'private' spaces must be free from intrusive views and noise. The privacy of existing adjacent development must be ensured.

(b) Private Garden
Other than in exceptional circumstances this should meet the minimum standard set out in the appropriate section of this document.

(c) Rooms and window detailing
The disposition of rooms and their window size(s) and shape(s) must be appropriate to their relationship to the spaces overlooked and their distance to other dwellings.

(d) Screening
The type of screening to be used must be sympathetic to the development and above all, effective. If hedging is to be used, this will need to be augmented by other screening measures until it is established and effective in its own right.

(e) Townscape Quality
The massing and layout of dwellings should reflect the existing townscape character if this has merit.

(f) Sunlight and Daylight
Any reduced standard development must attain the appropriate levels of sunlighting and daylighting within its internal spaces.

(g) Building Regulations
The closer spacing of dwellings must not conflict with the requirements of the Building Regulations.
5.3 Garden Space

5.3.1 Private outdoor space needs to be provided for each dwelling for activities such as sitting out, children’s play, drying washing etc. Whilst the Council recognise that the market should dictate functional matters such as garden area, it also recognises that planning has an important role to play in preserving residential amenity. For this reason it will normally seek a minimum private garden depth of 10.5 metres and an area of not less than 75 sq. metres, exclusive of garage space. The minimum depth will be required in most cases to achieve the 21 metre back to back standard. If the minimum standard area results in a rectangular garden greater than 15 metres in depth (from the rear of the dwelling to the boundary), due to an exceptionally narrow plot width, then the minimum depth may be reduced to 15 metres. In schemes providing housing for special groups e.g. old aged persons, alternative arrangements will often prove acceptable.

![Diagram of garden space]

5.3.2 Within the rear garden area it would be desirable to make provision for a private outdoor sitting area. This should ideally be a level area not less than 3 metres in depth from the rear of the dwelling which is not overlooked by adjacent sitting out areas or living and dining room windows. The required degree of privacy being achieved by the careful siting of dwellings, garages and occasionally by the provision of above eye-level screening.

5.3.3 Flats and maisonettes have special design requirements and schemes will be considered on their individual merits. However, provision should be made for private communal outdoor space for sitting out and passive recreation.
6.1 Introduction

6.1.1 Dwellings built now could be expected to stand for over a hundred years and will have to accommodate the needs of a variety of occupants. Currently 1 in 4 households includes at least one person with some kind of disability. An estimated 2-3% of disabled people are permanent wheelchair users. Consequently, the Council’s Unitary Development Plan contains policies designed to encourage developers to provide housing that meets as wide a range of individual needs as possible.

There are several definitions of accessible housing but for the purpose of this guidance, and in line with the policies in the UDP, the following definitions are used:

- Mobility housing - ordinary housing built to a certain basic standard so that it can be adapted to be lived in by most disabled people. It also addresses the issue of ‘visitability’ so that wheelchair users are not barred from visiting their friends and relatives.
- Wheelchair housing - housing designed specifically for, or capable of easy adaptation to, wheelchair standards.

6.2 Mobility Housing

With regard to mobility housing standards the Council will adopt those recommended by the Access Committee for England. It is emphasised that this is not special housing and the essential design requirements will not be expected to detract from its saleability. On the contrary, many people find this type of housing meets more of the requirements of everyday living.

Mobility Housing - ESSENTIAL CRITERIA

Approach to the dwelling

Where possible the path should be level or gently sloping with a gradient not exceeding 1:20 from the adopted footway to the dwelling. Where ramps are unavoidable the length will be dictated by the gradient. Ramps of between 1:12 and 1:15 should not exceed 5 metres and ramps of between 1:15 and 1:20 should not exceed 10 metres.

Ramps and pathways should be at least 900mm wide with a firm, even surface.

Steeper sites, i.e. exceeding 1:12, should have easy-going steps, in the same way as referred to in Part M of the Building Regulations.

On very steep sites where a ramped or level approach is impractical, level access should be made possible from the car parking area at the side of the dwelling. For further details of parking requirements see the relevant section of this Guide.

Gateways leading onto paths to dwellings should have a clear opening width of 850mm and no step.

Where a dwelling is accessed by a lift, developers should refer to Part M of the Building Regulations.

Access into the dwelling

There should be a level standing area at least 1200mm x 1200mm outside the entrance door.

Thresholds should be level with a maximum of 15mm upstand.

The front entrance door should have a clear opening width of 800mm. Doors into rear gardens should also be accessible.
Internal Circulation Space

Internal doors should have a clear opening width of at least 750mm.

Ground floor halls and passageways must be at least 900mm wide. The minimum width where there is, for example, a radiator, can be reduced to 750mm. It helps of course if the radiator is recessed.

When turning at right angles through a 750mm doorway the corridor must be 1200mm wide. If however the door has a clear opening width of 900mm then the corridor can be reduced to 900mm.

Entrance Level WC

There should be an entrance level WC which allows for access by a wheelchair user who has sufficient mobility to make either a front, diagonal or lateral transfer to the WC. An outward-opening or sliding door will optimise the available space.

Alternatively, for dwellings of more than one storey, a staircase should be designed to allow for the possible future installation of a British Standard approved stairlift.

6.3 Wheelchair Housing

6.3.1 The Council wishes to see and will seek to negotiate for an element of wheelchair housing on developments of more than 10 dwellings, within 800 metres of shops and services. While developers are not expected to provide specifically designed dwellings on every qualifying site, there are certain essential requirements which should be supplied during construction to ensure that the dwelling is capable of easy adaptation to wheelchair standards.

6.3.2 Traditionally wheelchair housing has been restricted to bungalows and ground floor flats. However, with careful consideration at the design stage, two storey dwellings need not be precluded. Particular attention should be given to the design of stairways and door widths at first floor level. Stairways should be designed to allow possible future installation of a British Standard approved stairlift. Consideration should also be given to the possible provision of facilities for the installation of a through-floor lift.
**Wheelchair Housing**

**ESSENTIAL CRITERIA**

**Approach to the Dwelling**

Gateways leading on to the path should be at least 850mm clear opening width and have no step.

The path from the adopted footway to the entrance door should be level or gently sloping with a maximum gradient of 1:20 and a minimum width of 1000mm. The paving material should be hard, even and non-slip.

**Access into the Dwelling**

Entrances to the front and rear of the dwelling should have a level or ramped access with a maximum slope of 1:20.

A level platform should be provided outside the door with a clear area of 1200mm x 1200mm.

Thresholds should be a level with a maximum of 15mm upstand.

All entrance doors should have a clear opening width of 800mm.

**Internal Circulation**

A permanent wheelchair user would need to have access to all rooms in the dwelling. A guide to design would be to superimpose a circle on the plan drawings to ensure that a 1500mm diameter unobstructed area is available in all rooms.

All internal doors should have a clear opening width of 800mm.

Halls and passageways should have no steps and a minimum width of 900mm. Any intrusion, e.g. a radiator, should leave at least 750mm clear width and should not interfere with any doorway.

When turning at right angles through a 750mm doorway, the corridor must be 1200mm wide. If, however, the door has a clear opening width of 900mm then the corridor can be reduced to 900mm wide.

Junctions of passageways can be troublesome for wheelchair users. Where 900mm wide corridors meet it is necessary to have a chamfered corner unless one corridor is increased to 1200mm.

**Combined bathroom/WC**

The bathroom should be designed for access and use of all facilities by wheelchair users, with space for fixing support rails and sufficient space for a wheelchair to turn.

**Parking**

Where a garage is provided it should have a clear internal space of 4800mm x 3600mm. Where a car port is provided it should have a clear internal space of 3400mm x 5700mm. Please refer to the relevant section of the Design Guide for further information on parking requirements.
6.4 Desirable Features

6.4.1 Many developers already provide the following additional features which make a dwelling more attractive to prospective purchasers. These are not essential design features but are considered desirable ‘optional extras’:-

- Door and window ironmongery which is convenient to operate and easily accessible
- Low window, (maximum sill height 750mm), providing eye-level view for a seated person, especially wheelchair users
- Ventilators should have easily reached controls
- Electrical switches at waist height (1m) and electrical sockets not less than 450mm from the floor
- An electrical socket convenient for possible stairlift installation
- Heater controls, meters, fuseboxes and water stopcocks within easy reach
- Capstan-headed taps or lever fittings for basin, bath, etc.
- Thermostatic controls on taps and radiators
- Good illumination outside entrance doors.

It is assumed that a developer would negotiate with a prospective purchaser over kitchen fittings and that their needs could be addressed during construction.
Landscaping

7.1 Objectives

7.1.1 The two basic objectives of landscape within housing developments are:

- To provide as varied and stimulating an outdoor environment as possible for the residents.
- To relate each housing site to the surrounding landscape character and, as far as practical, to integrate the two.

7.1.2 The achievement of these objectives will require a recognition by all those involved in the development process, not least the developer, that 'landscape' encompasses far more than merely the planting of trees and shrubs. It means the organising, detailing and harmonising of all the varied elements which together form the 'outdoor' environment which includes:

- planting and vegetation, water, topography
- walls, fences, railings and other means of enclosure
- street furniture including lighting, signs, seats, bollards etc.
- colour and texture of surface finishes (both hard and soft) to roads and footpaths, courtyards, service and play areas.

7.1.3 Landscape considerations therefore form an essential part of the physical design process from the beginning and cannot satisfactorily be added on later. For this reason landscape proposals must be submitted as part of any detailed planning application. Any trees on site must be taken into full account at the initial appraisal stage of site development, and to this end an arboricultural survey may be required. The Regeneration Department will need to be contacted in respect of:

- extent of tree works
- measures to protect trees in the course of development

In addition, any planting proposed in an existing highway or a proposed highway to be adopted must be subject to early discussions with the Highways Authority.

Reference is made to 3.1 on Location and Setting and the need for landscape features to be considered in the initial site appraisal.

7.2 New Planting

Notwithstanding the existing natural landscape features on a site in the majority of cases additional planting will be required of the developer. This can be generalised into

(a) structure planting,
(b) internal site planting.

7.2.1 Structure Planting

This type of planting always has functions other than purely aesthetic. It may screen, provide shelter, separate conflicting activities or give privacy. It will also provide the links between the site and the surrounding landscape and as a result encourage the ingress and movement of wildlife. Structure planting will usually be comprised of substantial belts of vegetation. It will invariably include some woodland planting with indigenous trees and shrubs. The larger forest species such as Oak, Beech, Lime, and Ash should be represented. Woodland planting techniques should be adopted to ensure minimum maintenance requirements. Such areas, where they are part of an approved open space, will be adopted by the Council. The Council's Green Plan may provide valuable guidance and information to assist in the preparation of structure planting schemes.
7.2.2 Internal Site Planting.
This will invariably be carried out within private front gardens, with the purpose of delineating defensible space, creating focal points at road junctions, cul-de-sac heads and along long road links. Planting will sometimes be necessary in rear gardens in the form of tree planting for the purposes again of creating defensible space and focal points. Because of ‘space’ considerations, i.e. proximity to houses, choice of tree species will be restricted to the use of those species which will not give rise to a future conflict with occupants. Hedges are an excellent (and cheap) method of softening housing developments whilst defining boundaries and ‘defensible space’.

7.2.3 The successful soft landscaping of sites subject to the varied human pressures and activities on housing developments requires a thorough knowledge of plant selection, and an establishment and maintenance programme. The Council will insist on certain specifications for planting and these will include ground preparation, aftercare and weeding, and staking and tying of trees. In this context it is necessary that professional expertise is sought. Planting completion time and duration of aftercare maintenance period, are considered to be of primary importance and will be specified by conditions attached to planning permissions.

7.3 Implementation
7.3.1 With reference to paragraph 7.1.3, due to the importance of effective landscaping in relation to new housing areas and its impact on the environment, full landscape details must be submitted as part of any application for full planning permission. Applications for outline planning permission will need to show, as a minimum, the areas to be landscaped. Guidance is available from the Regeneration Department in regard to what landscape information is required in a detailed submission. Briefly this will include:-

- Details of the layout of any Public Open Space, including details of planting, footpaths, fencing and walling, equipped play areas and mounding etc.
- Details of other tree and shrub planting areas, including plant species, sizes, density of planting and ground preparation.
- Details of hard landscaping such as boundary walls and fences, or railings and floorscapes, such as brick paviers, stone setts etc.
Open Space Requirements

8.1 The environment of a new housing development can be significantly enhanced by the provision of open space. Such areas can serve a number of functions, including meeting places, areas for sporting activities and children's play. Open space can also serve an important visual function, in conjunction with landscaping. To be successful, open space must be considered as an integral part of the design and layout of a development from the outset.

8.2 As set out in paragraph 2.2, it is a Unitary Development Plan policy that housing developments shall provide for recreational open space related to the scale, type and density of development and to the nature of the surroundings. The following guidelines provide a general interpretation of this policy.

8.3 Basic open Space Requirements

8.3.1 This Council considers that the National Playing Fields Association (NPFA) targets provide a sound basis upon which to establish minimum recreational play space requirements for new housing developments. The NPFA targets are nationally recognised, and establish a comprehensive framework within which to consider individual development proposals.

8.3.2 The NPFA recommends a minimum of 6-8 sq. m. of readily accessible outdoor play space per person, provided mainly for casual recreational use, but with a smaller proportion as formal equipped play space. In Wakefield M.D., with an average household size of 2.5 persons (1991 Census), this translates into a minimum requirement of 15 sq. m. open space per dwelling.

8.3.3 To give effect to these recommendations, the following basic requirements have been formulated with respect to Wakefield M.D. These requirements must be read in conjunction with the detailed guidance below.

Requirement 1

new residential developments shall provide for usable recreational open space to a minimum standard of 15 sq. m. per dwelling. (The minimum size for an adoptable open space being 1000 square metres).

Requirement 2

Of this open space, a proportion shall be equipped with play equipment for children in the 5-12 age range. (As a guide the amount of equipped play space provided should approximate to 5 sq.m. per family dwelling unless otherwise agreed with the Council's Public Services Department.)

Requirement 3

Any open space provided as part of a development shall be within safe and convenient walking distance of all the dwellings served.

8.4 Interpretation of Requirement 1

(Overall Standard of Provision)

8.4.1 For the purposes of these guidelines, usable recreational open space is taken to mean space which is capable of use for children's play and other recreational activities. Thus, grass verges, isolated amenity/landscaping strips and footpaths off the highway, whilst essential features of a well designed layout, will not normally count towards the provision of open space.

8.4.2 Both the level and the type of open space provision must be related to the type of development and the nature of the surroundings. Thus consideration should be given to the type of housing proposed, and the scope of provision should be as wide as possible, including for example, passive open space, kickabout areas, sitting areas, etc. where appropriate, existing features of the site should be exploited to the full in setting out open space. The nature of the surroundings, including existing open space, will also be an important consideration, and in some
cases it may be appropriate for the Council to require more than the minimum standard of open space provision. Further guidance on the location and design of open space is provided in Section 8.7

8.4.3 With respect to small sites, which are interpreted here as being developments of 30 dwellings or less, no public open space is deemed necessary, and thus no provision is required.

8.4.4 With respect to medium sites, which are interpreted here as being developments of between 30-60 dwellings, in line with the aim of requiring only functional areas of public open space to be provided (1000 sq.m. minimum) no on-site public open space will be required if there is an existing and usable public open space adjacent or within 400 metres safe walking distance of the development site or where local circumstances dictate, an area of open space in the “wider community area”. (In such cases a one-off payment to the Council may be encouraged to allow for the improvement of the quality of the existing open space).

8.4.5 With respect to large sites, which are interpreted here as being development sites of between 60 and 120 dwellings 15 square metres of open space will be required which will include, unless otherwise agreed with the Local Planning Authority, 5 square metres of equipped play space per dwelling where the development includes dwellings with 2 or more bedrooms.

8.4.6 On developments of more than 120 dwellings (4Ha.) up to 10% of the site area will be required for open space. Of this, an equivalent of 5sq metres per family dwelling should be equipped play space unless otherwise agreed with the Councils Public Services Department.

8.4.7 Over recent years the pressures to limit the maintenance liability falling on the Council have meant that wherever possible all incidental open space attached to the highways, or amenity areas has been “designed out” of housing layouts. The formal open space provision represents the only significant open land on new residential estates. In the past it has been a requirement that open space is handed over to, and thereafter maintained by the Council. It is proposed that this remains the preferred approach but that it is recognised that in certain circumstances developers may be able to show acceptable arrangements for the long term maintenance of the open space. In these situations there is no need for the land to be transferred to the Council.

8.4.8 Where the traditional approach is followed the applicant will still be required to enter into a Section 106 Agreement before planning permission is granted, which requires that:-

- a specific area of open space is provided.
- the open space is laid out in accordance with an approved scheme and completed before 50% of the properties are occupied.
- a commuted sum for 10 years maintenance be included in the Section 106 Agreement.
- the open space will be conveyed free of charge to the Council following its satisfactory completion.
- when the site is handed over the developer will pay the commuted sum for maintenance to the Council.

8.4.9 In the past the prime function of the residential open space policy was to ensure that the quantity of open space increased in line with increases in local population, it is now considered that in many circumstances open space needs may be more efficiently, and as effectively met by maintaining and improving the quality of established open space. Such an approach encouraged by allowing developers the opportunity in the right circumstances to absolve...
their liabilities for the provision and long term maintenance of open space on their residential developments by way of one off payment to the Council.

8.4.10 Payments in lieu of on site provision will normally be considered against the following criteria:

- Appropriate off site provision will be encouraged on sites of less than 60 dwellings.
- Appropriate off site provision will in certain circumstances be accepted on sites of between 60 and 120 dwellings.

On sites with more than 120 dwellings, whilst it is most likely that the full open space requirement will be required to be provided on site, it may be appropriate in certain circumstances for a small proportion to be provided off site. It may also be suitable that the equipped playspace element be provided in the off-site facility.

In normal circumstances, this off-site provision will only be acceptable where provision can be made through enhancing existing facilities within 400 metres of the majority of properties served. Consideration will however be given to accepting provision on a suitable area of open space in the wider community area if local circumstances dictate. (See 8.7.4)

8.4.11 The payment in lieu will be equivalent to:-

- the cost of on site provision as defined in this guide
- ten years maintenance, as calculated by the Council, see 8.4.15 below

8.4.12 These payments will be secured by the applicant entering into a Section 106 Agreement before planning permission is granted which would specify that moneys be paid in full to the Council on commencement of the development.

8.4.13 Problems have occurred in the past because of a variety of descriptions being given to the open space by developers on their applications and promotional literature. Special attention will be given to ensuring that the description on the official planning permission drawings accurately reflects the precise recreational use of the open space. Particular emphasis will be placed on designated areas suitable for ball games.

8.4.14 In the long term, the open space requirements of an estate can change. New estates often have a higher proportion of young children for instance. As these changes occur it will often be valuable to change the nature of the open space. The possibility of allowing the Council to adjust the nature of the open space whilst protecting it from development is being investigated with the aim of making the original 106 Agreement to allow reappraisal of the use to which the open space of an estate is put over time. This should not be construed as having the intention to reduce the amount of open space required.

8.4.15 Standard specifications for the construction and maintenance of Public Open Spaces (POS) will be prepared and reviewed where they already exist by the Council to guide developers and to provide benchmarks against which to assess the payments referred to in 8.4.11 above.

8.5 Interpretation of Requirement 2 (Equipped Play Space)

8.5.1 Where development comprises family (2 or more bedroom) housing, then a developer will be required to lay out and equip part of the open space provided as formal play space for children in the 5-12 age range. Because of the difficulties experienced with unsupervised 'toddler' areas, a developer will not normally be expected to include areas specifically for use by the under five's.
8.5.2 Each play area provided should be of a minimum of 300 sq. m in size and, as a consequence of this requirement, it will not normally be necessary for a developer to provide an equipped play area on sites below 50 dwellings in size.

8.5.3 Isolated equipped play areas can create problems, particularly where they are hidden from public view and are surrounded by back gardens. For these reasons, the Council recommends that equipped play areas are provided within larger areas of open space. Further detailed guidance on the siting and design of equipped play areas is provided in Section 8.7.

8.6 Implementation

8.6.1 Successful open space provision can only be achieved by the close co-operation of the developer and the Council. It will always be necessary for a developer to discuss the design and layout of open space as well as the relevant procedures with officers of the Regeneration Department and Public Services Department prior to the submission of any planning application.

8.6.2 The phasing of larger housing sites can cause particular problems with respect to the satisfactory provision of open space, and attention is drawn to the requirements of Section 3.3 of this document.

8.7 General siting and design considerations

8.7.1 Siting

The siting of open space within residential areas is a fundamental consideration of estate layout design. Isolated areas of open space must be avoided, particularly where they will be obscured from public view or will be surrounded by rear gardens. Such areas tend to be unattractive to children, can attract vandalism, and can be a source of nuisance to nearby residents.

Open space is best provided in one location, combining both space for informal recreation and equipped play areas. This enables children to have a range of play experiences in one location, enables appropriate landscaping to be incorporated and ensures scope for adapting the open space as needs change over time.

Open space should be integrated with the footpath network and located so as to be in open view from main pedestrian routes within the development. This enables a degree of informal supervision from passers-by. On larger sites, the location of open space, alongside other community facilities, is likely to be beneficial.

Siting of open space in relation to housing requires very careful consideration to avoid excessive disturbance. This applies particularly to equipped play areas. A reasonable distance from dwellings should be maintained, where practicable.

8.7.2 Shape and Form

Existing landforms, mature trees and other existing features of the site should be fully exploited to create interesting areas of open space. Attention is drawn to sections 7.1 and 7.2 of the design guide with regard to the contribution that landscaping can make in relation to the general housing environmental and areas of open space. Groundforms (existing or proposed) can also be exploited in equipped play areas to incorporate such equipment as contour slides.

8.7.3 Edging Materials

The use of sandstone and timber edgings as boundaries to changes in surface area use or level would be preferable.

8.7.4 Maintenance Considerations

It would be preferred that a reasonable percentage of trees are located within shrub beds, especially...
on steep banks. Other standard trees should be planted in groups. Excessively steep slopes and sudden changes in level should be avoided where at all possible. Grass areas should be designed with maintenance costs in mind, avoiding narrow grass strips and awkward corners. Shrub planting can be used to round off grass areas where awkward corners exist.

8.8 Surfacing Materials

8.8.1 Casual Recreational Areas

Most areas can be grassed but very small sites or seating areas will require hard surfacing.

8.8.2 Equipped Play Areas

Hard surfacing materials are to be used in association with items of play equipment with the immediate area surrounding activity items to be fitted with safety surfacing to absorb the impact of falls. Grass may be used in larger play areas where wear will not be excessive and the layout of grass areas permits easy maintenance, but hard surfacing will in all cases be required for immediate surrounds to equipment. Contouring of larger play areas is highly desirable, the banks and mounds should be shaped round the hard surfaced areas to enclose it. No bank steeper than 1:3 will be accepted.

Suitable materials for surfacing play areas are waterbound gravel, approved self binding stone, tarmacadam, concrete (insitu, slabs, block), brick. For safety surfacing, safety tiles such as 'Recticel Rubber Safety Tiles' are preferable to rubber mats or screeds. Materials must be approved by the Public Services Department. Please note that sand and/or bark will not be acceptable as a safety surface.

8.9 Drainage

Areas of open space should be properly drained. Grass areas should be 'crowned' to shed water or laid to adequate falls, or land drainage installed. Soiled areas adjacent to hard surfaced areas, inspection covers, etc., should stand proud of these surfaces by 50mm after settlement to allow for mowing to take place. Hard surfaced areas should be laid to falls with drainage outlets provided by gullies connected to the main surface water drainage system.

8.10 Play Equipment for Formal Play Areas

Play items provided by developers should be purchased from specialist manufacturers and are preferred to on site constructions. Modular steel structures are particularly resistant to vandalism and would be advisable in areas noted for vandalism problems. All play equipment must be of a simple construction, hard wearing, easy to maintain and safe to use. Spacing around play equipment should be calculated to BS5696 Part 3 (Installation and Maintenance of Permanently Installed Outdoor Play Equipment).

Facilities for 5-12 year olds should provide challenge and excitement. Equipment for this age group can comprise of larger structures incorporating ropeways, ladders, wheels, tyres, bridges and hammocks.

The scale and variety of play facilities provided will relate to the scale and type of development and to the total open space available. This may be a neighbourhood pocket park or large area of open space. The following list gives an indication of what is generally considered to be suitable for equipped play areas, depending upon the space available, location of the area and other considerations :-

- Swings, fitted with safety seats of the rubber belt or tyre type.
- Climbing apparatus, preferably modular units possibly incorporating
  (i) a small slide.
  (ii) Log cabin with slide.
Open Space Requirements

(iii) Horizontal climbing and swinging bars.
(iv) Log features set into concrete.
(v) 'Stepping Stones'
(vi) Mini Forts.

8.11 Fencing and Seating

A proper form of enclosure will usually be necessary around equipped play areas to prevent nuisance from dog fouling. Where fencing is requested it will usually be of wooden post and rail or palisade type. Wood must be preservative treated by pressure impregnation. Creosote treated timber will be unacceptable.

Seating may be required, depending on the site and its situation. In equipped play areas however, some provision of seating will usually be desirable. Seats should be of modern design and blend in with their surroundings. All seats are to be permanently fixed into hard surfaced areas or fixed onto walls by approved means.

Alongside seating areas litter bins should be provided. These will be of a robust, modern vandal-proof design. All litter bins should be attached to permanent posts.

8.12 Landscaping

The landscaping of open space should be considered integrally with the landscaping proposals for the development as a whole. However, the following special considerations should be noted:-

8.12.1 Grass

A minimum soil depth of 150mm should be cultivated to a fine tilth and sown at the rate of 50gm per square metre. A suggested rye grass seed mixture would be:

British Seed Houses -A22 'Lo' Maintenance Mix
60% Cert. 'Lorina' Perennial Ryegrass
35% Cert. 'Logro' Slender Creeping Red Fescue
5% Cert. Highland Brown Top Bent
or other grass seed mixes as approved by the Public Services Department.

8.12.2 Shrubs

In order to ease the burden of future maintenance by the Council, shrubs should be planted in sizeable, or continuous beds and not in small beds dotted about the open space. Shrub beds should be kept weed free until, and if, open space is handed over to the Authority's Maintenance Section.

Another important consideration, particularly in relation to equipped play areas, is security. Shrub types and the siting of trees should be chosen with care to ensure that when planting has become established, it will not obscure a clear view of any equipped play areas from adjoining footpaths and estate roads. It is important to avoid the situation where the seclusion created by planting could provide shelter for older children and others who might make an area unsafe for children's play.

8.12.3 Trees

The special requirements for trees planted within areas of open space were discussed under 1.4. Trees failing to leaf should be replaced the following planting season. Stakes and ties should be checked at regular intervals for working loose. Trees should be watered as necessary in dry weather until hand over to the Authority's Maintenance Section.
Criteria for the design of new residential estate roads are set out in the Highway Design Guide published in October 1985 by the former West Yorkshire Metropolitan County Council and which has been adopted for development control purposes by Wakefield Metropolitan District Council as Planning and successor Highway Authority. In addition, the District Council determines all new development by reference to the standards and guidelines set out in Design Bulletin 32 Residential Roads and Footpaths, and Planning Policy Guidance note 13(Transport).

9.1 General Principles

9.1.1 Most developments in urban areas are on small infill and redevelopment sites, usually bounded on at least one frontage by an existing highway. The character, function and usage of that highway will determine whether or not frontage development, including direct access to individual dwellings, would be appropriate and will also dictate the layout and spacing criteria to be applied to any side road junctions. It is recommended, therefore that designers have early discussions with the District Council to examine their proposals in relation to the required planning, highways and structural design criteria appropriate to their site.

9.1.2 Once the principle of the development and its means of connection to the existing highway network have been established the design of the internal estate layout can then be considered. The main objective of any residential road is to create a safe and convenient means of access to residential areas whilst retaining an attractive environment in the vicinity of the home.

9.1.3 The Highway Design Guide offers a variety of road types to suit the scale and density of proposals and their immediate surroundings. In addition to the 'traditional estate road', the Guide suggests the use of 'informal' or lower order road types. These are designed for shared use by pedestrians and vehicles as part of an integrated living environment extending from the curtilage of the dwelling, rather than the traditionally distinct highway designed only for vehicular use. Within these 'living areas' the movement of pedestrians rather than vehicles should predominate and the scale and design of the highway system will need to reflect this requirement in order to encourage their proper use.

9.1.4 It must be stressed, however, that informal, innovative layouts require greater emphasis to be placed upon the complementary design of the dwellings which will front the 'living area'. Informal highway systems which are designed in isolation from the layout of the dwellings are rarely, if at all, successful and the use of shared surfaces in the context of traditionally arranged unsympathetic housing layouts will not be accepted.

9.1.5 In comparison with the traditional estate road the design of an informal shared surface is therefore far more complex and special care is needed at the design stage to ensure that a satisfactory environment is created. However, a fully integrated layout can achieve economies in terms of land required for highway purposes.

9.2 Types of Residential Roads

9.2.1 The Residential Collector

This highway gathers vehicles from the 'Traditional' and 'Informal' roads and links the residential areas to the main highway network. It is used in major residential schemes where between 200 and 400 dwellings are served. Direct access from individual dwellings will not normally be permitted.

9.2.2 The Traditional Estate Road

This is the standard formal highway with constant width carriageways and footways. Pedestrian and
vehicular movement is segregated and with an adequate internal network up to 200 dwellings may be served by preferably grouped or direct access.

9.2.3 The carway

The carway is a single track route which serves solely as a link connecting Accessways, Mews Courts or Private Drives to the Traditional Estate Road. Localised widening of the carriageway to provide passing facilities and a segregated footpath system along the pedestrian desire line is required. A maximum of 50 dwellings may be served by the carway but frontage development to any portion of the route will not be permitted.

9.2.4 The Accessway

The Accessway is a shared surface which provides direct access to low density development set in a landscape dominated environment. The 'Accessway' may serve up to 25 dwellings with wide fronted plots. Substantial front garden space is a necessary pre-requisite to enable effective planting. This is the most successful way to create vistas where the dwellings appear as features in the landscape. Developments which consist of standard semi-detached or narrow fronted detached dwellings are not suited to an 'Accessway' design. Their restricted length of frontage and numerous individual access points, give limited scope for the designer to achieve the criteria for safe pedestrian/vehicular movement on the shared surface. Developments of this latter nature are best suited to a traditional estate layout where conflicts between vehicles and pedestrians are less likely to occur.

9.2.5 The Mews Court

This highway is based upon the traditional Mews where dwellings are sited in close proximity to the shared surface in a building, or hard landscape dominated, environment. Mews Courts may accommodate up to 25 dwellings and are particularly suited to high density developments. They may be appropriate in an urban environment, a conservation area, or for village infill sites, where its narrow entrance can maintain a village street scene while the inner courtyard may reflect the character of the surrounding established dwellings. Experience has shown that standard house types are not always suited for use in a Mews development, as special consideration must be given to the internal layout of the units to ensure that privacy is maintained.

9.2.6 Shared Private Drive

Proposals for 'shared' drives servicing up to five dwellings have become increasingly common since the former County Council highway Design Guide was produced in 1985. It is fully recognised that such proposals may be designed so as to be safe and technically acceptable on traffic engineering grounds. However, taking the wider planning considerations into account, it is felt that the private joint responsibility arrangements could well lead to problems as the years advance, since close co-operation between the joint owners is essential to ensure satisfactory maintenance, repairs, cleaning, drainage, snow clearing, etc. Experience shows that such joint arrangements are prone to breaking down, resulting in localised environmental/amenity problems. Clearly, the more dwellings involved, the more likely this is.

The District Council therefore feel that the best interests of long-term good planning are more suitably served by ensuring that, wherever it is reasonably safe and practical to do so, new dwellings are served by individual drives accessed from an adoptable road, although the adoptable road may, of course, be an accessway and mews court where appropriate, i.e. a 'lower order' adoptable road. The above policy will therefore operate unless the Council is satisfied that an exception can be made on the grounds that the requirement is impractical or unreasonable, or should be waived because of special design considerations peculiar to a particular site or part of a site.
9.2.7 Although these 6 road types form the basis of the Residential Estate Road Hierarchy, innovative layouts which differ from these will be encouraged provided that they fully meet the objectives and performance standards set out in the Highway Design Guide.

9.2.8 Materials

In the use of informal shared surface highways the designer is encouraged to use innovative construction materials which enhance the appearance and overall design of the scheme. The use of block paving on Mews Courts will normally be expected, to reflect the predominately pedestrian environment of such developments. In the case of accessways, hot rolled asphalt dressed with uncoated chippings will normally be required. In all cases type, colour and texture of any road material should be stated at the detailed planning application stage, in order that the District Council can assess their suitability for adoption in terms of future maintenance.

9.3 Provision for Pedestrians and Cyclists

9.3.1 The comprehensive design of developments will need to ensure that footways and footpath routes are convenient and practical for both residents and visitors, especially the elderly and people with disabilities. Such routes will also need to be laid out to help strangers to find their way around and be convenient for those who make regular door to door collections and deliveries.

9.3.2 Footpaths should follow the natural desire lines of pedestrians whilst causing the least nuisance to residents and permit ease of access for maintenance works. Major pedestrian routes benefit from total segregation from main vehicular carriageways and are enhanced within well lit landscaped corridors. For security they should not normally be routed along the back of dwellings (except to gain access to terraced properties). The width and alignment of footways will need to ensure that when passing each other pedestrians do not have to step out onto busy Carriageways and also that where required the services of statutory undertakers may be accommodated beneath the surface. Dropped kerbs should be provided at crossing points.

9.3.2 Segregated cycleways should be provided within all sites of any significant size and in all other instances where the opportunity arises to extend the existing network. As with footpaths these routes should be convenient and link where possible to facilities or other desire lines off site.

9.4 Adoption of Highways

9.4.1 It is essential that developers have early consultation with the Council as Highway Authority at the planning application stage to determine the areas which will be adopted. This may require prior discussions with the Statutory undertakers to ensure that services can be accommodated within the adopted highway

9.4.2 To ensure that the works are carried out to an appropriate specification and are adopted and maintained by the Authority on completion, the developer must either:

- Enter into a Section 38 Agreement under the Highways Act 1980, and provide a bond
- Complete payment of the estimated cost of the roadwork’s under the Advance Payments Code, Section 219 of the Highways Act 1980

Option (1) is preferred by this Council.

9.4.3 Areas to be Adopted

- Carriageways, highway structures, cycleways/footways and footpaths which are constructed in accordance with the appropriate standards and are of use to the general public.
9.5 PARKING AND GARAGING

9.5.1 General Requirements for Private Housing

The proper accommodation for the parking of cars in residential schemes is essential but it is recognised that the imposition of too rigid standards can be extremely constraining to the design of a residential layout.

The District Council will be influenced in its consideration of schemes by the detailed requirements of the DOE/DOT Design Bulletin 32 and Planning Policy Guidance Note 13 (Transport) and it is suggested that developers refer to these documents for details.

Flexibility is built into car parking requirements to the extent that whilst there will be no reduction in the standard required overall, there may be a number of design solutions available to satisfy them. There will be a requirement for designers to show on their layout drawings prepared for planning purposes the intended use and dimensions of all off street and on street parking spaces including any special provision required by a scheme.

As a general guide the Council will require 2 parking spaces within the curtilage of each family dwelling, one of which should be capable of accommodating a garage. This is based on the need for security and convenience and reflects Police recommendations. In certain circumstances, and dependant on the type of highway provided in development schemes, as indicated in the following sections, this should be supplemented by visitor spaces at the rate of 1 per 4 dwellings. In all instances lay-bys, garages, and/or spaces must be provided to the Councils satisfaction before the respective dwellings which they serve are occupied. Sheltered / OAP developments are one exception to the general standard in that 1 space per 4 dwellings will be insisted on, which will cover visitor parking requirements. Wardens dwellings in such schemes will require the availability of parking at the full rate. One or two bedroomed flats in urban locations will be dealt with on an individual basis depending on the form of development and its location.

9.5.2 Parking on Accessways

Provision must be made in the ratio of 1 visitor space for each four dwellings. These spaces should be evenly distributed throughout the length of the shared area and must be conveniently located in relation to groups of dwellings to ensure their use. Spaces should not be located in close proximity to the main aspects of dwellings as this tends towards unsocial use and also gives the impression that the space has been assigned to that unit. Spaces are best located on the flank boundary to a dwelling, and good screen landscaping within the adjoining private gardens is essential. Parking spaces should not be demarcated from the running surface of the carriageway but should appear as a localised widening. Experience has found that this is better in terms of construction and function.

9.5.3 Parking/garaging in Mews Courts

Car parking facilities for dwellings sited within Mews Courts will be dependant upon the type of vehicle accommodation proposed. Where a garage is to be provided to each dwelling either within a garage court or integral to the unit, one additional space, either within the curtilage or court, will also need to be provided for resident parking and basic maintenance purposes. Where 'open' spaces or multiple car ports are proposed, this single provision is considered adequate for residents use. In both instances, a further 25% provision of visitor spaces must be provided within the shared area. Parking spaces should not be demarcated from the running surface.
9.5.4 Parking facilities on private drives
The general requirement for two spaces per dwelling applies, but where the private drive is served off an accessway or Mews Court an additional 25% parking space will be needed for visitor parking.

9.5.5 Garage and Car Parking Courts
Garage courts or Parking Courts not forming part of the highway will not be adopted by the Council. For this reason they are likely to suffer from the same problems as outlined in 9.2.6 Shared Private Drives, since close co-operation between the joint owners is essential to ensure satisfactory maintenance, repairs, cleaning, drainage, snow clearing etc. The District Council therefore consider that the best interests of long-term good planning are more suitably served by ensuring that, wherever it is practical to do so, each dwelling should have a parking/garage space within the curtilage. Where parking/garage courts are acceptable the following dimensions are appropriate:-

Parking courts
The minimum aisle width for parking should be as follows:-

<table>
<thead>
<tr>
<th>Width</th>
<th>Parking Angle</th>
</tr>
</thead>
<tbody>
<tr>
<td>6m</td>
<td>90°</td>
</tr>
<tr>
<td>5m</td>
<td>60°</td>
</tr>
<tr>
<td>4.5m</td>
<td>45°</td>
</tr>
</tbody>
</table>

When the angle of parking is less than 90° access must be provided at each end or alternatively a turning space of size 8m x 8m should be provided

Garage Courts
The face to face clearance between garage blocks should be a minimum of 7.4m although 7.8m is considered preferable.

9.5.7 Position of Domestic Garages
The siting of garages will depend on the type of residential road adjoined. In the case of Traditional Estate roads and Accessways, they should be sited within the curtilage of the dwelling in such a manner that they do not cause an obstruction to sight lines for vehicles reversing onto the road. In practice this requires that they should be designed to provide the minimum pedestrian vision standard as set out in Design Bulletin 32. Where the driveway to the garage forms the second parking space, this should be at least 5.6m from the back edge of the footpath or kerb line. In the case of Mews Courts, the garages may be positioned closer to the highway provided:

- an additional convenient space is provided within the court for vehicle maintenance/visitors parking.
- that the garage door does not project over the public highway when opened.
10.1 Introduction

10.1.1 Essential to the success of residential developments is the attractiveness of the environment created by the hard and soft landscaped residential roads, footpaths, public and private spaces, and the quality of materials and design of the houses themselves. Good design seeks to integrate these often diverse elements and can solve many of the problems which arise out of development constraints.

10.1.2 Government advice in PPG1 and PPG2 is that the local planning authority should exercise restraint over the detailed control of aesthetics, particularly where professional designers and architects are employed. The design recommendations in this document are, therefore, intended as guidance for establishing the general principles of successful design.

10.1.3 Government Guidance does, however, instruct planning authorities to reject obviously poor designs which are out of scale or character with their surroundings.

10.2 Built Form

10.2.1 The built form associated with a site needs to be integrated with the design principles underlying the road layout, landscaping and open space and therefore this following comments should be read in conjunction with section 7.8 and paragraphs 9.2.1 to 9.2.6 inclusive.

10.2.2 Traditional layouts, despite their historical shortcomings with buildings set back from roads still have a place, particularly where they adjoin existing estates. Interest and variety can be created by different house types and styles within a co-ordinated range of designs. Such variety should be used to create character to different streets or culs-de-sac rather than be dispersed at random. Mews Courts are a higher density form of courtyard development and because the building form is more dominant, its design requires careful attention. Houses designed for conventional estate layouts will not be acceptable in this situation and an approach based on calculated or aspect related design (see para. 5.2.5) will be required in order to maintain an acceptable level of privacy.

A wider range of individual house designs can be accommodated on accessways but a higher standard of landscaping is required (see also para. 9.2.4). The choice of materials and roof form will be important in such layouts such that these should achieve a co-ordinated design.

10.2.3 The omission of footpaths to lower order roads must be considered in relation to built form, space standards and design details, to ensure there is no reduction in pedestrian safety and that other requirements are not compromised.

10.3 Design Details and Residential Layout

10.3.1 The key to successful design and layout will often be found by studying existing buildings in the area where they have a strong or individual character and reflecting these in terms of scale, proportion, height, materials etc. Details of District characteristics and materials are given in paragraphs 10.4 and 10.5 below. However, the following illustrate some of the basic design principles which are considered appropriate.

10.3.2 All dwellings should be balanced and visually complete, with emphasis placed on the use of functional elements such as chimneys, windows and garages to achieve variety in design, rather than using false architectural "period" styles. Windows in particular have a marked effect on the appearance of a dwelling and these traditionally have a vertical emphasis.

Garages should be constructed to complement the dwellings they serve. Pitched roofs are to be preferred, but where a flat roof is used, the garage
Built Form and Materials

should be set back from the front of the main dwelling. False mono pitched roofs which conflict with the predominant roof form of the area should be avoided.

10.3.3 Flush pointed, clipped or corbelled eves and verges should be used in preference to barge boards and projecting box-like eaves although the use of these will be acceptable in certain instances where they reflect a traditional style.

10.4 District Characteristics

10.4.1 The District contains a diversity of distinct urban and rural settlements dating from mediaeval times, although the character of many is now often unrecognisable due to later development and redevelopment.

10.4.2 Varying materials and styles characterise the larger settlements. The scale and density of development and the physical features of buildings such as height, roof form, fenestration, ancillary buildings and methods of enclosure are significant. Inner parts of the larger towns and coalfield settlements can be characterised by two storey, closely spaced red brick by-law terrace houses with pitched slate roofs, small rear yards with tall brick boundary walls. Small areas within the larger settlements do, however, have a distinct character and style, where future development will be carefully controlled to ensure consistency - for example in conservation areas. Inter war development in the larger settlements, is mostly comprised of two storey brick semi-detached houses often on large council estates with clay/concrete tiled hipped or gabled roofs set in gardens enclosed by small walls, fences or hedges. They often lack accommodation for vehicles within curtilages. Where landscaping has matured these areas can often be attractive. Later unsympathetic new development, alterations (including artificial stone and other render) and out of scale extensions can detract from these qualities.

10.4.3 Urban/Rural Character

Certain characteristics of many urban and rural settlements such as the type of building materials, door, window and other architectural details, and forms of enclosure are relatively simple to recreate. The diversity of scale and built form created by different uses is, however, less easy to recreate in developments where only residential uses are proposed. If this character is recognised early by the designer then careful selection and disposition of a variety of house sizes and garaging can often reflect it in a manner still appropriate to modern requirements.

10.4.4 In Rural areas the variety of building styles is greater and less formal than in urban areas often extending back over several centuries, but the materials are usually more consistent. Generally dwellings do not rise above 2 storeys. Such villages have suffered infill or blurring of their edges in modern times at set densities and spacings which have had a marked affect upon their character.

10.4.5 Areas of Special Control

Particular areas of special control within the district relating to design include those associated with listed buildings, scheduled ancient monuments, and conservation areas. Present Council Policies as set out in the Unitary Development Plan which are appropriate to such areas include :-

E24 DEVELOPMENT INCLUDING CHANGES OF USE, OR OTHER ALTERATION, WHICH ADVERSELY AFFECTS THE CHARACTER OR POINT OF INTEREST EITHER EXTERNALLY OR INTERNALLY OF A LISTED BUILDING, ITS CURTILAGE OR SETTING WILL ONLY BE GRANTED IN EXCEPTIONAL CIRCUMSTANCES.

E34 THE COUNCIL WILL REQUIRE WHERE APPROPRIATE THAT PLANNING APPLICATIONS IN CONSERVATION AREAS, INVOLVING A CHANGE IN
APPEARANCE OF A BUILDING, OR SPACE, MUST BE FOR FULL PLANNING PERMISSION.

THE COUNCIL WILL REQUIRE, WHERE APPROPRIATE, THAT PLANS FOR PROPOSED DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS, CLEARLY ILLUSTRATE THE IMPACT OF THE PROPOSAL ON THE AREA. SUCH APPLICATIONS MUST ALSO BE SUPPORTED WITH ADEQUATE DETAILS.

Additionally, within the Green Belt care must be taken to ensure that any development which does take place will not detract from the amenity of the area.

10.5 Materials

10.5.1 These should be carefully selected in order to create interest and variety, and a restricted range of colours and textures is desirable. Where more than one type of walling or roofing material is used, these shall be closely related and used in recognisable groups to reinforce or reflect the grouping of dwellings. Occasionally variety can be introduced by the use of contrast, for example, the use of an appropriate render on strategically placed dwellings such as corner plots and other focal points, this treatment is preferable to the application of 'feature panels' to a large number of dwellings.

10.5.2 On individual small plots, and particularly on in-fill sites, simplicity and harmony should govern the choice of materials. These should complement surrounding development and utilise where possible the traditional materials appropriate to the area. Generally, materials should reflect the structure of the building and arbitrary changes which create a restless effect on the eye should not be made. Materials which weather poorly or deteriorate relatively quickly will be discouraged. For example, most artificial or reconstruction stone is dull or drab when wet due to water absorption and it does not mellow like natural stone. In general terms, the traditional material of the area consist of coursed natural stone or red facing bricks (rather than the lighter, sandy shades) with roofs of blue or grey slate. Within the west and south west areas sandstone predominates, whilst to the extreme east of the District magnesian limestone with clay pantile are traditional.
HOUSE EXTENSIONS.

Where approval is required for development over and above that specified as "permitted" in the Planning Acts, the following guidance is applicable.

EXTENSIONS SHOULD:

- Respect the character of the existing building and street scene.
- Respect the amenity of existing neighbouring uses.
- Sustain a standard of residential amenity for future occupiers.

This will be achieved by the following policies and guidance.

1 OVER DEVELOPMENT:

DEVELOPMENT WILL NOT BE PERMITTED WHICH REDUCES THE SPACE ABOUT A DWELLING CAUSING SIGNIFICANT HARM TO RESIDENTIAL AMENITY

1.1 Development will not normally be permitted if it results in less than half of the garden remaining undeveloped and causes significant harm to amenity.

1.2 For small gardens, development which results in the effective loss of an existing functional garden will not normally be permitted.

It is in the householders interest to leave at least 1 metre and preferably 1.5 metres between the extension and the boundary to allow for maintenance and access.

- Planning permission does not give you rights of access on to land you do not own. Gutters, down pipes and foundations cannot overhang or intrude onto a neighbours property without their permission.

- Where possible, garages should be sited in such a manner as to allow for a further parking space within the curtilage of the dwelling. If this space is to be directly in front of the garage, a distance of 5.6 metres should be available between the garage and the back edge of the footpath or highway.

Opening garage doors must not cause an obstruction to the pavement or highway.

2 OVERLOOKING:

DEVELOPMENT WILL NOT BE PERMITTED WHICH SIGNIFICANTLY REDUCES PRIVACY

2.1 Windows will not normally be permitted unless there is an adequate distance between them and neighbouring uses or where views can be adequately screened

- The Residential Design Guide provides guidance on the protection of privacy.

- In the case of single storey extensions, problems of overlooking can often be overcome by suitable screening (fences, hedges e.t.c). Where this provides a design solution, details of such screening must form part of the planning application and will be required to be completed and maintained as part of the development.

2.2 A Conservatory close to a boundary overlooking a neighbouring dwelling will not normally be permitted unless the view next to the boundary is obscured or screened to preserve the privacy of the neighbouring dwelling

- Proposals to use obscure glazing will only be permitted on windows to non habitable rooms. The use of obscured glazing will have to be maintained for the life of the development.
3 OVERSHADOWING:
DEVELOPMENT WILL NOT BE PERMITTED WHICH RESTRICTS DAYLIGHT CAUSING SIGNIFICANT HARM TO THE AMENITIES OF THE OCCUPIERS OF A DWELLING

3.1 Development will not normally be permitted which significantly reduces the daylight within an arc taken at a 45 degree angle from the middle of the sill of any room window.

- Where an extension is proposed alongside an existing window the depth of the extension will need to be restricted to prevent significant loss of daylight.

A two storey extension will obviously restrict daylight more than a single storey extension.

This principle can also apply to windows of the house being extended.

4 APPEARANCE:
DEVELOPMENT WILL NOT BE PERMITTED WHICH IS DISCORDANT WITH THE STYLE OF THE ORIGINAL DWELLING OR THE CHARACTER OF THE AREA

- House extensions should normally be subordinate in appearance to the original dwelling and reflect its features.
- The public appearance of development will be given particular importance.
- The size, proportion and the alignment of openings should normally be maintained.
- Materials should normally match the original and where appropriate any features or details should be replicated.
- Extensions to dwellings with pitched roofs should normally have pitched roofs.

4.1 Side extensions which create the effect of making detached properties look "terraced" will not normally be permitted.

- To avoid this, side extensions could be set back from the boundary or the front elevation of the original building.

4.2 Large dormer extensions will not normally be permitted.

4.3 Dormers which are discordant in style and character with the roofscape of a street will not normally be permitted.

- Dormer windows should respect the style and character of the existing building. They should normally be aligned with openings on the lower floors. They should not be higher than the ridge and should be set back from the sides of the roof.
5.1 Every application for a house extension will be treated on merit taking into account Government guidance, local circumstances and the guidance given above. Where an application fails to meet one or more of the four criteria set out above the implications of this will need to be fully considered. In determining the application, weight given to any infringement of the guidelines will be dependant on the degree of harm caused. Additional considerations will also prevail in relation to listed buildings and buildings in conservation areas.

6.1 In order to consider householder applications properly it is essential that the drawings which accompany an application provide details of the size, location and features (doors, windows, materials etc.) not only of what is proposed but also the existing dwelling and any relevant neighbouring properties. Applications will not be determined until this information is provided.