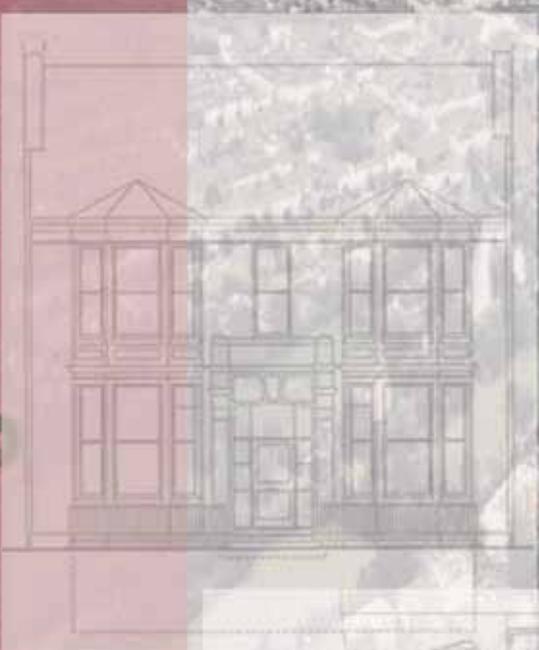


Residential Design Guide



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1 Introduction

Introduction



Introduction

The purpose of this document is to provide a high quality design framework for all who are involved in the provision of residential accommodation within Warwick District. There is a need country wide to raise the standards of design for residential properties by providing clear guidance. This design guide seeks to promote innovative design initiatives to meet housing expectations of the 21st Century.

Warwick District is made up of 4 principle towns Leamington Spa, Warwick, Kenilworth and Whitnash with a small rural area surrounding it of about 20 villages. The urban areas of the District are centred round particularly attractive towns all with historic cores protected by conservation area status. Each town has its own distinctive character which over the years has made all 4 towns attractive residential areas within the Heartland of England. It is important that these distinctive qualities are maintained and enhanced in all developments.

This can be achieved by:-

- Helping to provide effective and innovative solutions to local policies and government guidance in respect of acceptable housing provision.
- Taking an analytical approach to the design of properties and house extensions.
- Seeking to maintain local distinctiveness and encouraging sympathetic but innovative new designs.
- Ensuring that the latest design standards are incorporated into any new buildings.

This document has been compiled following various levels of public consultation, taking account of the views of design professionals, users of the guide, amenity societies, Planning Committee Members, Planning Officers and local people who wish to see good design in Warwick District. The Guide seeks to combine the aspirations of these user groups for good design in this District.

This document has been adopted as supplementary planning guidance and the Planning Committee and Planning Officers will expect all residential applications to conform with the guidance given.

At the present time the release of housing sites in the District is constrained by the supplementary planning document, "Managing Housing Supply", which should be consulted where the creation of any new dwelling is proposed. Any proposal must first be in accordance with the managed released set out in this document.



2 How to use this document

How to use this document



How to use this document

1. All planning applications now require a Design and Access Statement to be submitted with them. A design statement is a method by which applicants or agents should be able to show how they have taken into account the principles of good design in their development proposals. Chapter 4 of this document "Design Steps" is based on the emerging local plan policies DAP1 and gives a series of considerations which must be taken into account in any design preparation and should be clearly interpreted in the Design Statement. This chapter is the most important chapter in this design guide and should be the starting point for any design process.

2. Designs which are inappropriate to their context and fail to take the opportunities available to improve the character and quality of an area, as demonstrated by the approaches in chapter 4, will be refused.

3. Chapter 5 provides information on specific design considerations including local distinctiveness, density and scale and design character. These are all vital elements to good design and all design statements must demonstrate that this level of detail has been fully considered. Chapter 5 also itemises the practical aspects of housing design which must be fully explored beyond the bounds of the information provided in this document to ensure a quality environment is provided.

4. Detailed design issues are covered in a series of design sheets in chapter 6. These are arranged to provide stand alone advice on specific design issues and ensure that whilst detailed design standards are met the quality of the environment will not be compromised.

5. Chapter 7 provides a series of photographic examples. Examples can play an important part in formulating a design but should not become too prescriptive. Innovative approaches to interpretation of local characteristics will always be given full consideration as part of any planning application.

6. Chapter 8 acts as a check list to ensure that all relevant information has been provided.

The Planning Department encourages pre application discussions prior to final designs being prepared. This can save time at the planning application stage.

This Document is not a stand alone design guide: These are both national and local documents which provide the context for good design:-

- At a national level The Commission for Architecture and the Built Environment (CABE) have produced, "By Design", which is a reference document on many aspects of good design practice and urban design principles.
- Planning Policy Statement 3 (Housing) provides national policy guidance for all new housing. The introduction to this document sets out the national context for good housing design.
- The District Council has produced some specific guidance for those working with listed buildings and conservation areas. In this context reference should always be made to the conservation area statements for a specific area and the Development Guide for Listed Buildings and Conservation Areas which gives detailed guidance to designers.
- English Heritage and CABE are regularly updating their publications relating to both national and regional guidance.

3 Policy framework

Policy framework



Policy framework

This document (when adopted by the council) will have the status of supplementary planning guidance. The Government has affirmed the importance of securing good design as a key element in delivering sustainable communities, and the Council, though both adopted and emerging local plan policies, has demonstrated its commitment to achieving high quality design across the district.

The key reference points that set the context for this Residential Design Guidance are as follows.

Planning Policy Statement 1: Delivering Sustainable Development (2005)

This document sets out the Governments overarching planning policies for delivering sustainable development through the planning system. It is clear that good design is a key element in achieving sustainable development and that good design is indivisible from good planning. The PPS states that good design should:-

- address the connections between people and places by considering the needs of people to access jobs and key services;
- be integrated into the existing urban form and the natural and built environments;
- be an integral part of the processes for ensuring successful, safe and inclusive villages, towns and cities;
- create an environment where everyone can access and benefit from the full range of opportunities available to members of society; and,
- consider the direct and indirect impacts on the natural environment.

Whilst it urges local planning authorities to avoid unnecessary prescription and detail in framing design policies, PPS1 supports policies that promote or reinforce local distinctiveness, particularly where this is supported by clear policies or Supplementary Planning Documents on design.

Planning Policy Statement 3 (PPS3): Housing (2006)

This PPS sets out the Government's current approach towards planning for new housing. It affirms the Government's commitment to making effective and efficient use of land in the development of new housing. Good design is seen as fundamental to the development of high quality new housing which can contribute to the creation of sustainable, mixed communities. Local planning authorities are urged to encourage applicants to bring forward sustainable and environmentally friendly new housing development, including affordable housing.

In terms of the density of new housing development, PPS3 wishes to ensure that efficient use is made of land. To this end, local planning authorities are encouraged to set out a range of densities across the district, although 30 dwellings per hectare should be used as a national indicative minimum until such local density policies are in place. The guidance is clear, however, that where densities below 30 dwellings per hectare are agreed, there will need to be a clear justification for this.

More guidance on this is given in the section on "Densities and increased scale" within the "Design Considerations" section later in this document.

The Warwick District Local Plan 1996-2011

The key policies in the local plan that relate to design issues are set out in Appendix A. Within the local plans core strategy are three objectives that underpin the approach taken by this Guidance. These objectives are:-

- To protect and enhance the historic environment (objective 2C)
- To protect and enhance the natural environment (objective 2B)
- To maintain and enhance the quality of landscapes and townscapes (objective 2D)
- To promote excellence in sustainable design and enhance the built environment (objective 2E)

A number of the policies in the local plan seek to achieve these objectives, the most significant of which are policies DP1 and DP2.

These policies set out in broad terms how the Council expects good design to be achieved through the planning process. In particular:-

- Applicants are encouraged to enter pre-application discussions with the council
- Applicants will be expected to demonstrate that they have achieved good layout and design.
- Development proposals should be informed by a thorough analysis of the site and its surroundings
- Applicants will be expected to produce Character Appraisals and Design Statements to support their applications.

The local plan also signalled the Council's intention to produce supplementary planning guidance to amplify its policies.

It is important that good design is understood in a broad context. In addition to policies DP1 and DP2, the draft local plan contains policies on a number of related design matters. The key policies are:-

- DP3 - Natural environment
- DP5 - Density
- DP12 - Energy efficiency
- DP14 - Crime prevention
- DP15 - Accessibility and inclusion

The Council recognises that the aims of these different policies may sometimes conflict. For example, what may be the best solution for delivering energy efficient design that maximises passive solar gain may not be the scheme that harmonises best in design terms with the existing settlement in accordance with policy DP1. These conflicts may be particularly seen in historic areas where there is a particularly strong and distinctive local context to which the design of new buildings and spaces must respond. The policies of the local plan recognise this. In considering proposals, the Council will expect applicants to demonstrate how they have sought to balance these competing objectives and where they have made clear choices between policies.



4 Design steps

Design steps



Design steps

New housing development at whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate neighbouring buildings but the town scape and landscape of the wider locality.

The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development recognising that new building technologies are capable of delivering acceptable built forms and may sometimes be more efficient.

It is important with any proposals that full account is taken of the local context and that the new designs embodies the "sense of place" and also meets the aspirations of people already living in that particular area.

The aim of this section is to produce a design for quality living, taking into account each of the 11 requirements set out below which are taken directly from the Local Plan Policy DAP1 against which every residential application will be judged.

These statements have been expanded as a series of questions against which the design proposal should be judged. Standards may specify precisely how a development is to be designed however it should be possible to positively judge all proposals on their performance criteria. It should therefore be possible for designers to respond with a variety of imaginative solutions.

Proposals which have clearly not taken account of these requirements will not be granted consent.

A. Harmonise and enhance existing settlement in terms of physical form pattern or movement and land use.

- What are the particular characteristics of this area which have been taken into account in the design?
- Is the proposal within a conservation area?
- Does the proposal affect or change the setting of a listed building or listed landscape?

B. Harmonise with the character of prominent ridge lines or other important topographical or landscape features.

- Does the proposal dominate the adjacent properties by reason of its scale and mass?
- Has careful attention been paid to height, form, massing and scale?
- If a proposal is an extension, does it dominate the existing property or compromise its character?
- Does the proposal affect or enhance the existing landscape features?
- Does the proposal affect the trees on or adjacent to the site?
- Does the proposal have a detrimental effect on the character of a rural location?

C. Reinforce or enhance the established urban character of streets, squares and other spaces.

- What is the character of the adjacent streets and does this have implications for the new proposals?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?
- Does the proposal detract from existing views which are important to the area?
- Can any new views be created?

D. Respect and reinforce local architecture and historic distinctiveness.

- What is the local architectural character and has this been demonstrated in the proposals?
- If the proposal is a contemporary design, is it of a high quality and does it relate specifically to the architectural characteristics and scale of the site?

E. Retain and incorporate important existing features into the development.

- What are the important features surrounding the site?
- What affect would the proposal have on the streetscape?
- How can the important existing features be incorporated into the site, including trees?
- Does the development block any important links both physical and visual that currently exist on the site?

F. Respect surrounding buildings in terms of scale, height, form and massing.

- Is the scale of adjacent buildings appropriate to the area?
- Should the adjacent scale be reflected?
- What would be the reason for making the development higher?
- Would a higher development improve the scale of the overall area?
- If the proposal is an extension, will it adversely dominate the existing house?
- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?
- Has the 45° Code and Distance Separation Guidance been applied?

G. Adopt appropriate materials and details.

- What is the distinctive material in the area if any?
- Does the proposed material harmonise with the local material?

- Does the proposal use high quality materials?
- Have the windows, doors, eaves and roof details been thought through for the design and will they enhance or detract from the design?

H. Integrate with existing paths, streets, circulation networks and patterns of activity.

- What are the essential characteristics of the existing street pattern?
- How will the new design or extension integrate with the existing arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?
- Do the new points of access have regard for all users of the development (including those with disabilities)?

I. Improve, where possible, access to and use of adjoining open space.

- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Are there existing trees to consider?
- Will any communal amenity space be created, how this will be used by the new owners and how will it be managed?

J. Incorporate as necessary the services and drainage infrastructure without causing an unacceptable harm to detailed features.

- What effect will services have on the scheme as a whole?
- Can the effect of services be minimised or well integrated at the planning design stage?
- Will the proposal cause an unacceptable level of light pollution.

K. Ensure all components e.g. buildings, landscapes, access routes, parking, open space are well related to each other, to provide a safe and attractive environment.

- Has the proposal been considered in its widest context?
- Is the landscaping to be hard or soft - what are the landscape qualities of the area?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces.
- Has the impact on the landscape quality of the area been considered?
- Have the appropriateness of the boundary treatments been considered in the context of the site?
- In rural locations has the impact of the development on the tranquillity of the area been fully considered?



5 Design considerations

5 Design considerations

Local distinctiveness

Density and scale

Design characteristics

Design practicalities

Layout, design and dwelling mix

Access for the disabled

Parking considerations

Landscaping

Design considerations



Design Considerations

The Character of Warwick District is made up of a complex variety of building styles which contribute to the attractive qualities of many residential areas. These range from the classical architecture of Leamington set piece terraces to the traditional timber framed vernacular of the rural areas. There are a number of factors which make up these qualities which should be considered in all applications. The design should demonstrate that these elements have been fully considered. This section contains helpful information on the following aspects of design.

- Local distinctiveness
- Density and scale
- Design character
- Design practicalities
- Layout, design and dwelling mix
- Access for the disabled
- Parking considerations
- Landscaping

Local distinctiveness

In the past, the use of locally obtainable materials and the design of buildings to suit local needs was universally evident and still remains, particularly in historic core areas. From the beginning of the 20th century onwards the widespread use of concrete, bricks and other easily obtainable buildings materials had led to a decline in local distinctiveness and in many instances a blandness which no longer relates in any way to a particular area in which a building has been constructed. In some 20th century developments, a local distinctiveness emerges in the housing styles used.

The rhythm of buildings, consistent detailing, local materials, boundary treatments and landscaping all contribute to the local distinctiveness and character of an area and this should be analysed through a character appraisal of the locality.

Local distinctiveness does not preclude the use of modern designs. Distinctive characteristics of certain areas may be equally well interpreted in a contemporary form. The Council wishes to support the use of innovative design which enhances local distinctiveness and the townscape quality. It should be noted that local distinctiveness is as it states local to an area and a design solution for a particular site may not be repeatable elsewhere. The key design requirement is for a solution which addresses each characteristic of a character appraisal of an individual site. The character appraisal is the medium through which local distinctiveness will be analysed and the Council will expect to see evidence that both the existing pattern of development and its special qualities have been examined and the detailed design solution positively responds to these findings.

Densities and increased scale

Planning Policy Statement 3 (PPS3 - see Policy Framework section earlier in this document) encourages local authorities to make efficient use of land and buildings for housing. This is to be achieved in part through appropriate housing density policies.

Policy DP5 in the Warwick District Local Plan states that the following densities should be achieved unless such a density would compromise the character of

the area or the standards of residential amenity.

- In town centres and near to public transport interchanges in urban areas, a net density of no less than 50 dwellings per hectare.
- Elsewhere, a net density of no less than 30 dwellings per hectare.

Individual proposals will need to comply with these density requirements unless it is clear that a lower density is more appropriate on the site. The Council recognises there will be occasions where this may be the case. Some sites may not lend themselves to a higher density proposal without compromising design quality; for example (a) where the character of the locality suggests that a lower density scheme is appropriate, (b) smaller sites, (c) those of an unusual shape, or (d) those with distinctive topographic or landscape features which make a significant contribution to local townscape character. Furthermore there will be cases where the Council seeks a particular mix of housing on a site (for example where it seeks an emphasis on family houses rather than apartments) and this will also impact upon overall housing density.

In such cases, a development of less than 30 dwellings per hectare can be considered as appropriate and the justification for this lower density should be set out in the design statement accompanying the planning application. Applicants will be expected to have regard to any advice in this Design Guide in making a case for why a lower density scheme should be acceptable in any instance.

Design Characteristics

The Council wishes to promote innovative designs where they compliment their surroundings. The applicant must demonstrate that the context of the proposal is understood and respected.

Buildings which make a statement may be appropriate in an otherwise uninteresting street scene or on corner sites or visually axial sites.

Traditional designs should ensure a high standard of detailing is used to reinforce the character of an area. Weak detailing can often reduce the overall impact of an otherwise well thought out scheme.

Traditional solutions may not be transferable from one area to another. A clear analysis of each site should enable a site specific building which may be a contemporary solution.

Design steps A to G relate specifically to site surroundings, whether urban or rural, of high environmental quality or an area requiring improvement. There are specific situations in the context of steps A to G which will require additional consideration. Reference is made to these below, and where relevant sources of specific information.

- **Listed Buildings.** There are over 1500 listed buildings within Warwick District and specific protection is given in policies DAP 6 to 9 and further information is available in Warwick District Council guidance leaflets “Listed Buildings and Conservation areas” and “Development Guide to Listed Buildings and Buildings in Conservation Areas”.
- **Conservation Areas.** There are over 25 Conservation Areas in Warwick District, specific protection is given in policies DAP 8, 10 and 11 and further information is available in the publications listed above and also the

Conservation Area Leaflets for Rural Areas and Conservation Area Statements for the Towns.

- **Urban or Terraced Buildings.** New development and the extension of existing terraced properties should respect the height and scale and symmetry of the existing terrace. The urban centres of Leamington, Warwick and Kenilworth have a wealth and variety of terraced housing from 2 to 6 storey. Further advice is given in the publications “Development Guide to Listed Buildings and Building in Conservation Areas”.
- **Large Houses and Development in Large Gardens.** Many large houses exist in both the urban and rural areas, set in their own gardens. Policy DAP 10 and 11 gives protection to unlisted houses and gardens in Conservation Areas. Development, where it meets other criteria, in large gardens should seek to maintain the essence and landscaping of the garden and avoid the creation of terracing effects that would detract from the main house. There often exists a niche pattern of wildlife in domestic gardens and the effect on the biodiversity of a garden should be considered when development is planned. In certain situations within Conservation Areas or within the setting of a Listed Building, development in a garden may not be appropriate. Further guidance is found in the publication “Development Guide to Listed Buildings and Conservation Areas”
- **Suburban Situations.** Established suburbs often have pleasant characteristics combining mature gardens and houses of a common scale and diversity. New development in these areas needs to define and respect these density characteristics.
- **Rural Locations.** New developments and extensions in rural areas must always start with a character analysis of the village or hamlet. Warwick District has a tradition of timber framed and brick houses but also stone and rendered buildings. This rich mixture will soon be spoilt by an inappropriate choice of materials and poor historical copies. Contemporary solutions may work equally well if the scale and use of materials are correct for the area.

Design Practicalities

There are practicalities which must be addressed at an early stage in any design to provide an harmonious and workable solution. The headings set out below serve as a helpful checklist. It should be demonstrated in all design statements that each area has been adequately researched and standard sources identified.

- **Designing out crime** and the fear of crime by ensuring that there are no unprotected areas and entrances. Full use should be made of advice from the Local Crime Prevention Officer in this context. Design statements should make specific reference to crime prevention measures.
- **Reducing the risk of noise nuisance** by detailed noise reduction measures within dwellings, particularly high density mixed use developments in town centres. Location of dwellings adjacent to potential sources of disturbance should be carefully considered at an early stage of the design process. Innovative siting and careful location of windows can reduce future disturbance.
- **Bin storage and waste handling** - Adequate bin storage should always be demonstrated particularly in higher density schemes. Consideration needs to be given to space for recycling facilities and the nature of waste collections, details of which can be obtained from the local authority. Composting facilities and soft water collection should also be integrated into a design. Please refer to Waste Collection and Bin Storage in the Appendices.

- **Management of Pollution and Air Contamination** - Planning Policy Statement 23 refers to the need to take into account at an early stage of design, sources of pollution from contaminated land, air quality or water related issues that may effect residential developments. Specific reference must be made in Design Statements to design issues relating to air quality and contamination. Much of the District is covered by smoke control orders. Water disposal and run off from developments should be considered in respect of impact on water courses. Light pollution should be avoided particularly in open country side. Excessive lighting of rural developments should be avoided and all light sources should be shielded down lighters.
- **Access requirements** - Design and Access statements are now required for all planning applications. It is a statutory requirement to provide disabled access to all dwellings. It must, therefore, be demonstrated that accessibility for all users has been fully considered. This should be demonstrated in the Design and Access Statement. In situations of multi-storey and multiple occupancy buildings, the Building Control Officer should be consulted at an early stage in relation to statutory requirements for disabled access. New dwellings should ensure that:-
 - (a) disabled persons have an uninterrupted approach to the front door from the private drive or pavement;
 - (b) that a level access into the dwelling is provided within the principal storey of the building; and
 - (c) Access is facilitated to all habitable rooms on the principal floor together with the provision of sanitary accommodation.
- **Quality Environments.** Although this guide does not seek to provide specific space standards, the Design and Access Statement should demonstrate that quality spaces with good visual aspects, and light sources are being provided. Habitable rooms which can sustain only the minimum furniture requirements will not be considered acceptable. Adequate storage should be provided for cycles, prams and other domestic necessities.
- **Energy conservation.** New development should be designed to maximise energy conservation and as a minimum meet regulations for energy efficiency. Particular attention should be given to the orientation of the building and choice of materials. More guidance on this is provided in Local Plan Policy DP12 which deals with energy efficiency.

Where appropriate, renewable technologies such as solar panels or wind turbines should be integrated into the design to meet, in accordance with Local Plan Policy DP13, 10% of the buildings energy requirement. The Council will be preparing a Supplementary Planning Document which will provide further guidance on these issues.

Layout, design and dwelling mix

New residential developments consisting of 2 or more dwellings, should take account of the following requirements in terms of layout, design and the mix of dwellings. The Design Statement should demonstrate how each requirement is to be met.

- Be well integrated with surrounding land use and local character.
- Provide a considered and well designed living environment.
- Provide appropriate levels of amenity and open space (or result in the improvement of existing open space).
- Contain an appropriate mix of housing types, sizes and tenures to accord with Government recommendations and guidelines.
- Serve to maximised the efficient use and provision of public transport facilities.

- Encourage pedestrian and cyclist use and access to local facilities.
- Provide an appropriate level of social housing in accordance with National and Local Guidance. Social Housing should be well integrated into the overall design.
- Allow for innovative solutions, capable of extension to accommodate increased family sizes where appropriate.

These bullet points should be used as a checklist once all aspects of the Design Steps have been adequately considered in the design process.

Parking and Design

Local Plan Policy DP 8 sets out the Council's position on car parking in new developments and further guidance on the specific requirement for different land uses is provided in the Vehicle Parking Standards Supplementary Planning Document (SPD). The SPD provides guidance on what the Council considers is acceptable in terms of the design of parking in residential developments. It states that parking should be provided close to and visible from the buildings where the owners live and should be located at front or side of the property. Parking at the rear of buildings will not normally be acceptable.

Where possible the provision of underground parking should be investigated. It is recognised that Conservation considerations can present particular challenges in terms of the siting of parking and therefore a sensible approach should be taken to ensure adequate provision alongside all other advice given in this document.

Excessive areas of hard landscaping should be avoided and wherever possible water permeable surfaces should be used. Small existing front gardens, particularly in Conservation Areas, should be protected from becoming hardstanding areas for vehicle parking.

Landscape

New dwellings, either in groups or individually, will create a micro climate that can affect temperature, sunlight and wind environment. Careful and considered landscape design is an important element in any design proposal, and may well form part of, or condition of, any planning application.

There are several basic useful tenets that may be adopted for use within Warwick District.

- Use deciduous trees to provide shade in Summer and allow sunlight to filter through in Winter.
- Avoid excessive overshadowing of buildings whilst placing trees away from south facing elevations.
- Use planting to maximised solar gain.
- Use hedges and trees as windbreaks and also to provide shelter from cold draughts, particularly strong northerly winds.
- Consider boundary treatment of any site as an integrated part of landscape proposals.
- Carry out a biodiversity survey of the site as part of the site assessment to ensure that existing habitats can be adequately protected.



6 Detailed design

(the way forward)

6 Detailed design

Side extensions on detached dwellings

Side extensions on semi-detached dwellings

Overlooking

Corner properties

Distance separation

Rear extensions and the 45 degree rule

Roof dormers

Roof lights

Design details

Detailed design



Detailed Design

This chapter contains a series of guidance sheets covering detailed design situations.

These sheets are intended as stand alone guidance sheets with their accompanying notes.

- Side extensions on detached dwellings.
- Side extensions on semi-detached dwellings.
- Overlooking.
- Corner properties.
- Distance separation.
- Rear extensions and the 45° rule.
- Roof dormers.

Side Extensions - Detached Dwellings



Traditional pitched roof detached dwelling with totally inappropriate flat roofed extension

Fig-1

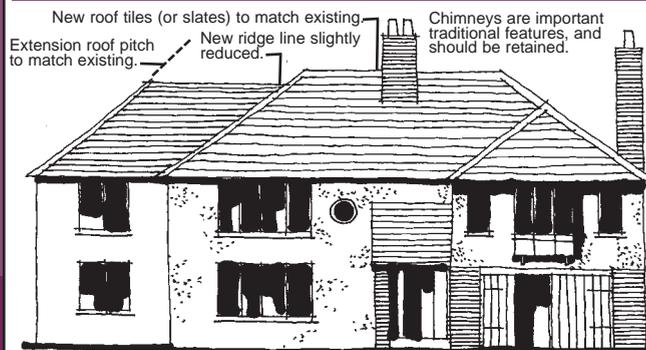
Side Extensions & Detached Dwellings

- It is important that side extensions should relate to the design of the original building with matching roof shape and pitch. (Hipped or Gabled).
- Extensions to detached dwellings should always seek to enhance the overall design unity.
- Set backs to ridge levels and facade junctions helps to ensure that new extensions remain subordinate to the existing dwelling. For a facade this also helps to overcome visual problems associated with slight variations between existing brickwork dimensions and the new work.
- There may be scope in some instances to have a contemporary architect designed 'modern' extension. Quality of design, detailing and materials will be significant considerations. Each case will be viewed on its own merit.

Detailed design : 1

Side extensions for detached dwellings

Side Extensions - Detached Dwellings



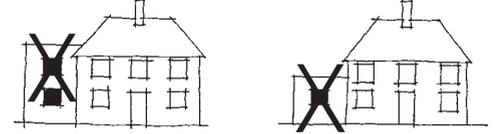
Windows to new extensions should match and line through with the existing. A small set back helps visually delineate new and existing.

Fig-3

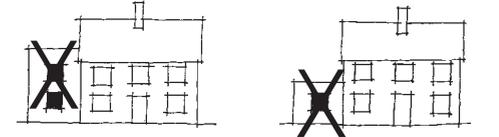
Hipped Roofs

DONT add a two or more storey flat roofed side extension to a traditional hipped roof dwelling.

DONT introduce single storey flat roofed extensions to the side of traditional hipped roofed detached dwellings



Side Extensions - Detached Dwellings



Gabled Roofs

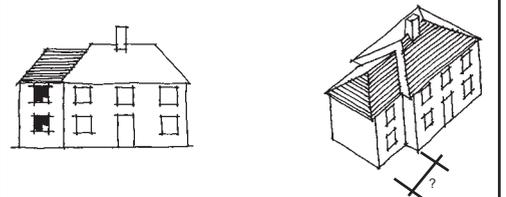
DONT add a two or more storey flat roofed side extension to a traditional gabled roof dwelling.

DONT introduce single storey flat roofed extensions to the side of traditional gabled roofed detached dwellings

Fig-2

DO ensure that any new extension is generally subservient to the existing dwelling.

The overall size and scale will vary according to site conditions, constraints and circumstances.



Side Extensions - Detached Dwellings



DONT under general circumstances introduce a gabled extension at right angles to an existing hipped roof.

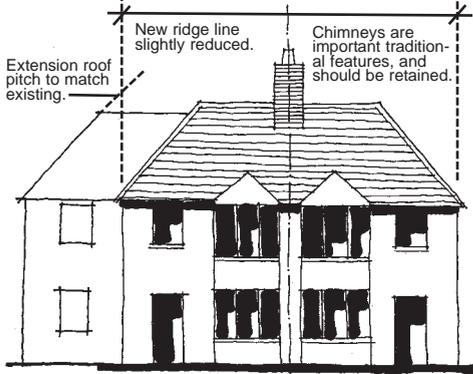
DONT let any new extension dominate the existing dwelling by reason of its height, width, length or general massing.

Fig-4

Side Extensions - Semi Detached Dwellings

New roof tiles (or slates) to match existing.

Designed as a matching pair

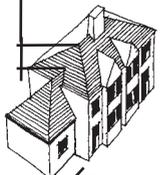


Semi detached dwellings are normally designed as a matching pair. It is important that this character is respected and not compromised by any new extension.

Fig-5



New ridge line set down at least 500mm below existing ridge

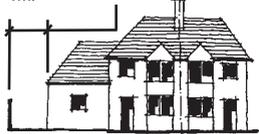


450mm min set back between existing building and new extension

DO relate the design of any new extension to the form and character of the existing dwelling.

Side Extensions - Semi Detached Dwellings

This distance will vary according to specific site conditions; constraints and circumstances, but should normally be not less than 1m.



DO ensure that any extension is subservient to the existing dwelling.



DONT change the traditional compositional balance of the semi detached dwelling by introducing a new extension that runs continuously from the existing roof or wall line.

Fig-7

Side Extensions - Semi Detached Dwellings



DONT let any new extension dominate the existing, by reason of massing material or height.

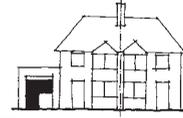


DONT introduce a gabled roof extension to an existing semi detached hipped roof dwelling.

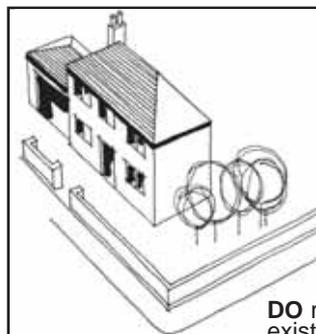
Flat Roofed Extensions



DONT introduce two storey flat roofed extensions. They are not considered appropriate or acceptable



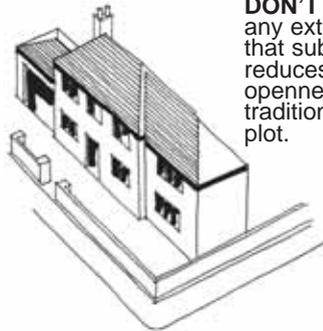
DONT introduce single storey flat roofed extensions to the side of semi detached dwellings.



Corner plots are often larger than those of neighbouring dwellings; They can provide welcome open space in the streetscape-often enhanced by landscape planting.

DO respect the existing character of the streetscape.

Corner Plots



DONT design any extension that substantially reduces the openness of the traditional corner plot.

Fig-8

Side Extensions & Semi Detached Dwellings

- The design and form of any extension to a semi detached dwelling should be compatible and generally subservient to the existing property. Windows, doors and other features should line through.

Flat roofed extensions

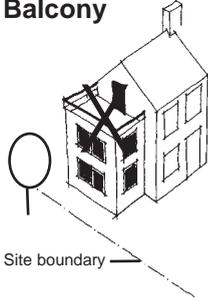
- In certain discrete locations contemporary extensions to traditional buildings may be acceptable..

Detailed design : 2 & 3

Side extensions for semi detached dwellings and corner plots

Overlooking

Two Storey Side Extension with Balcony



Single Storey Side Extension with balcony

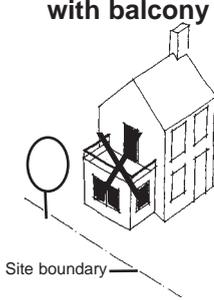


Fig-9

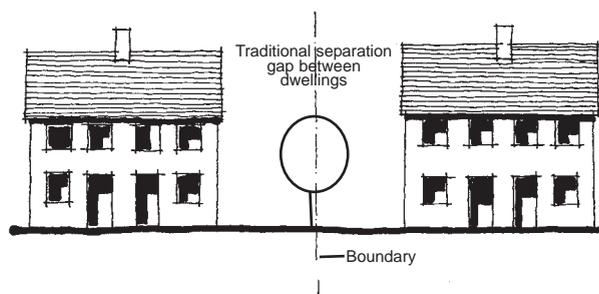
Overlooking

- Side facing windows in extensions of two or more storeys, where they overlook private gardens will not normally be permitted if they add significantly to existing levels of overlooking.
- For habitable rooms windows overlooking adjacent properties are not acceptable.
- In certain instances small non opening windows with obscure glazing may be acceptable for non habitable rooms.
- Flat roofed extensions to the side of an existing dwelling with balconies and/or roof gardens are not acceptable where there is a potential for overlooking.

Detailed design : 3 & 5

Distance separation and overlooking

Distance Separation - Side Extensions

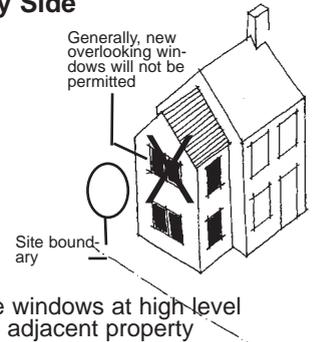


Typical Street Scene Elevation, Having a Building Rhythm

Fig-11

Two Storey Side Extension

Generally, new overlooking windows will not be permitted



DONT have windows at high level overlooking adjacent property

Overlooking

Single Storey Side Extension

There may be problems with side windows on single storey side extensions

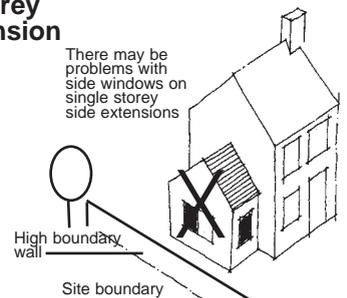
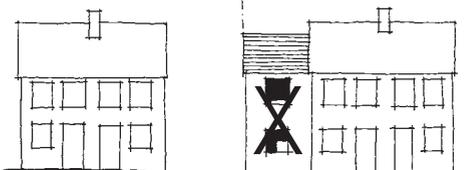


Fig-10

DONT build any new two storey side extension on the existing boundary. Two storey side extensions built up to a common boundary would adversely effect the character of the area; and will normally not be permitted.



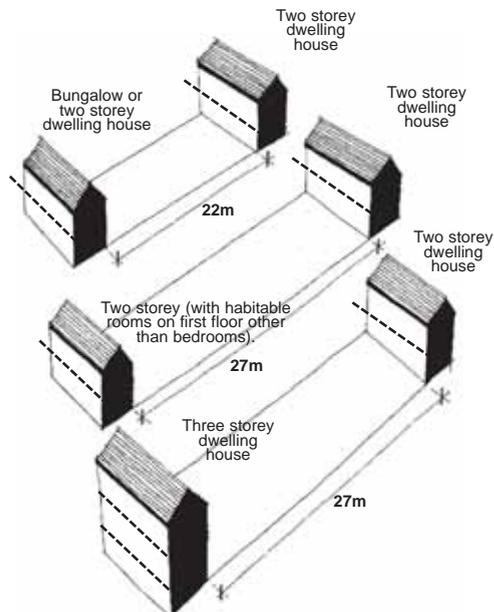
Distance Separation-To Avoid Terracing Effect



DO have a minimum distance separation between a common boundary and any new extension. A minimum 1m distance from the common boundary and any wall of a new two storey extension should be provided. Single storey extensions may be built up to the boundary.

Fig-12

Distance Separation Between Fronts & Backs



In addition to distance separation the provision of adequate garden/amenity spaces will be a material consideration in any proposal.

Fig-13

Distance Separation Between Fronts & Backs

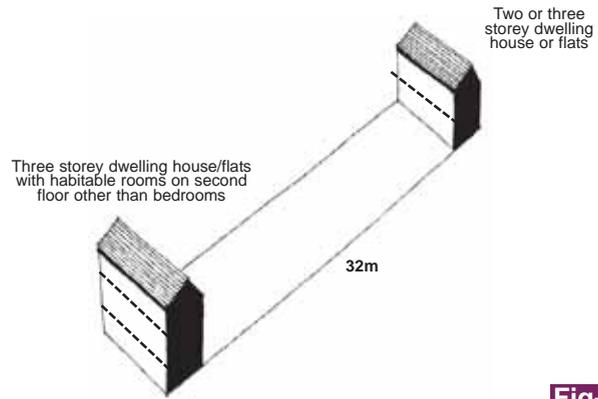
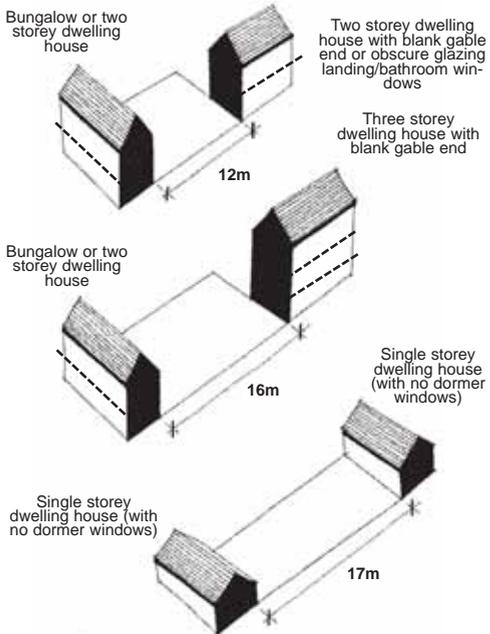


Fig-14

Distance Separation Between Fronts & Backs



The impact of a garden structure/garage on a neighbour's property may be a material consideration.

Fig-15

Overlooking : Patios and Balconies

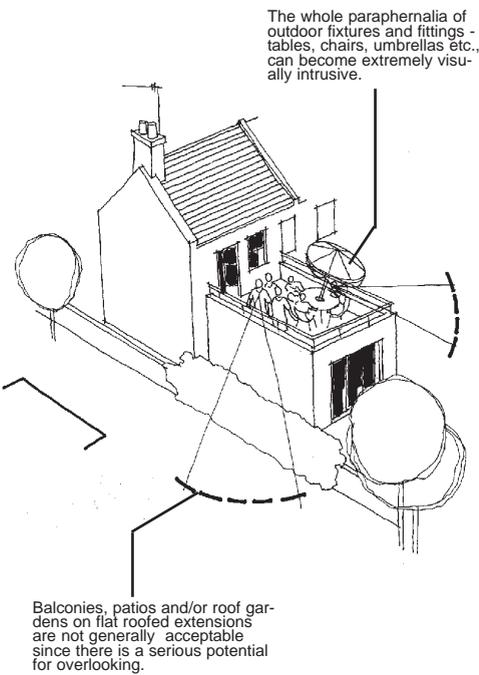


Fig-16

Detailed design : 3 & 5
Distance separation and overlooking

Overlooking : Patios and Balconies

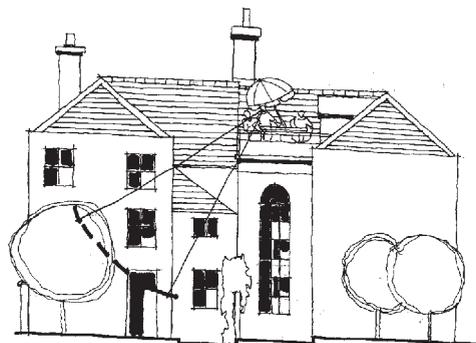
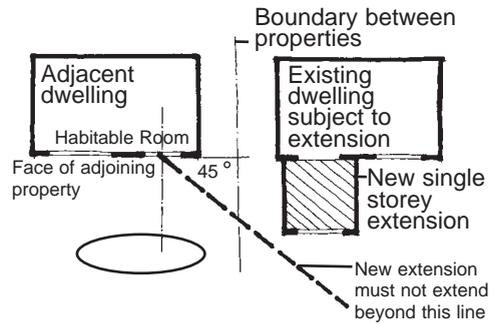


Fig-17

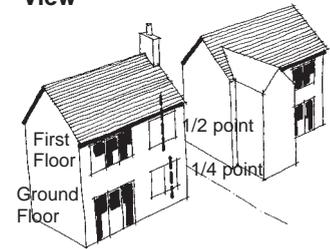
Single Storey Extensions - 45 Degree Rule



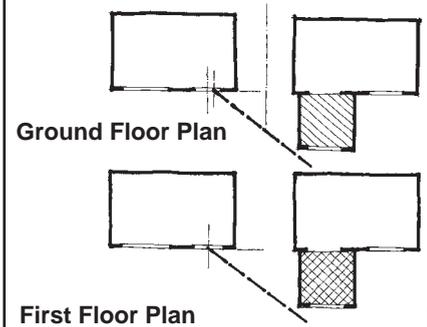
Ground Floor Plans

Fig-18

Diagrammatic View



Two Storey Extensions - 45 Degree Rule

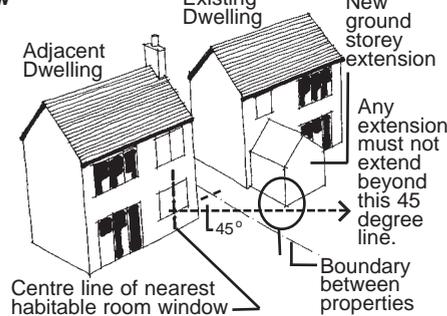


Ground Floor Plan

First Floor Plan

Fig-19

Diagrammatic View

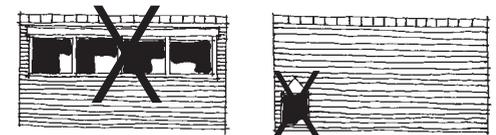


Single Storey Extensions - 45 Degree Rule

- 45 degree taken from the centre point of the nearest window or windows of a habitable room. The line is taken from the original face of the adjoining property.
- For two storey extensions, the 45 degree line at ground level is taken from the nearest ground floor 1/4 point of habitable room window.
- For two storey extensions, the 45 degree line at first floor level is taken from the nearest 1/2 (centre) point of a habitable room. (see appendices for supplementary planning guidance)

Fig-20

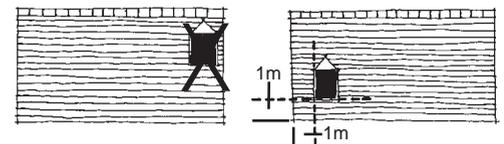
Detailed design :
45 degree rule & Roof
dormers



DONT introduce long horizontal box dormers. These are not traditional elements of the districts towns and will **not** be permitted, particularly in Conservation Areas.

DONT locate a new dormer on the boundary edge of the roof or on the eaves line.

Roof Dormers



DONT locate dormers at ridge height level or on the edge of the dwellings roof.

DO maintain a gap of at least 1 m between any new dormer and the eaves line and/or edge of roof to dwelling.

Fig-21

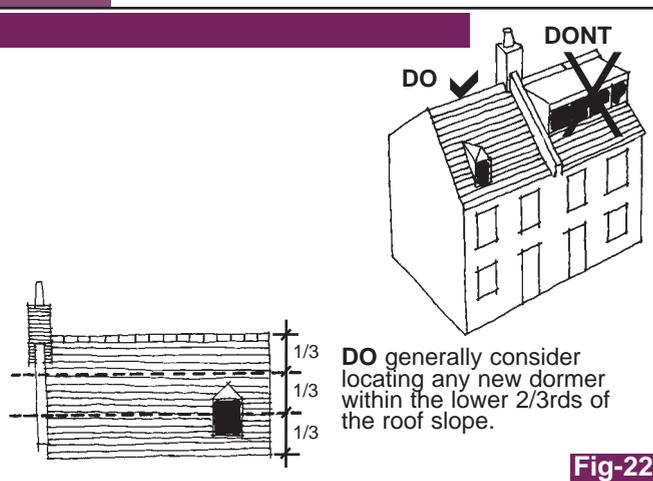
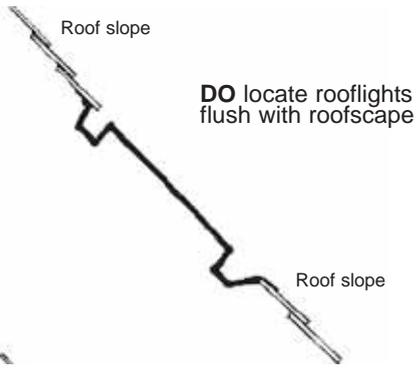
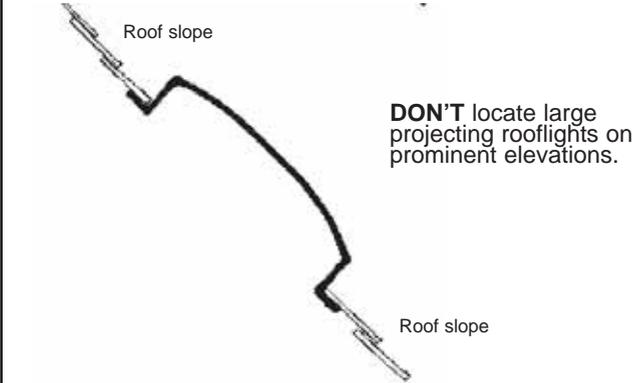


Fig-22

Details - Rooflights



DO locate rooflights flush with roofscape



DON'T locate large projecting rooflights on prominent elevations.

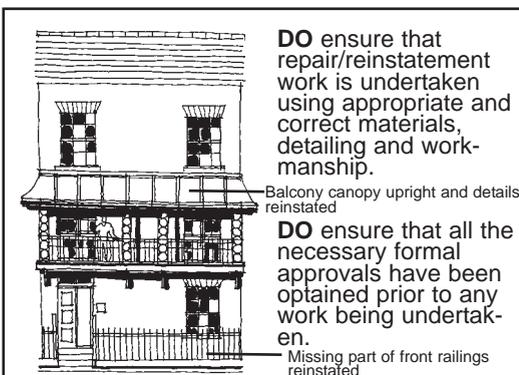
Fig-24

Details - Rooflights Good Practice in Listed Buildings

Projecting rooflights on pitched roofs can be a considerable source of visual intrusion on a traditional roofscape.

For listed buildings and those in Conservation Areas, consideration should be given to siting any new rooflights flush with the roof slope; This produces a far more acceptable, less visually intrusive detail.

Fig-23



DO ensure that repair/reinstatement work is undertaken using appropriate and correct materials, detailing and workmanship.

DO ensure that all the necessary formal approvals have been obtained prior to any work being undertaken.

Balcony and Railings

Balconies and railings are a typical feature of Regency townscape. Where they are missing or defective **DO** give consideration to reinstatement and/or repair as necessary and appropriate

Balcony canopy missing

Front railings missing

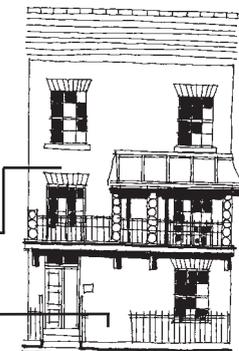
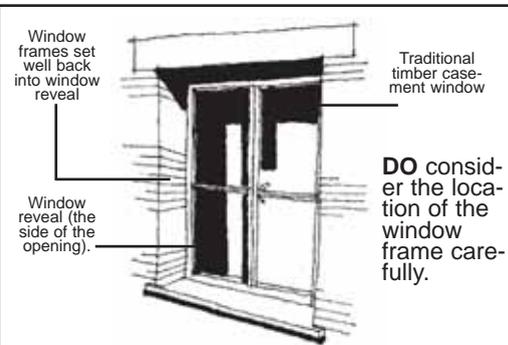


Fig-25

Detailed design : 7, 8, & 9
Good practice for rooflights and windows



DO consider the location of the window frame carefully.

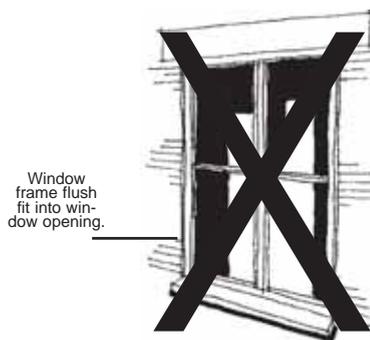
Details - Windows

Traditional timber windows would invariably be set well back into the window reveals.

This helps to produce shadow and modelling to a building fenestration.

Fig-26

Details - Windows



DON'T install new windows flush with the surrounding brick-work face.

Fig-27

Distance Separation (5) (see detailed design figures 9 to 17)

The guidance was first ratified by the Council on 11th May 1994 and following public consultation was further ratified on 10th January 1996.

The intention of the guidance is two fold.

- a) To limit the potential for over-development, loss of privacy and dominance over adjoining dwellings and secure a reasonable standard of amenity and outlook for local residents.
- b) To provide a consistent approach to the decision making process thereby securing a level of certainty for architects, designers and those wishing to carry out development, thus avoiding potential confrontation and delay.

The application of Distance Separation Standards is not intended to be the only material consideration in determining planning applications and consequently specific site circumstances including, for example, ground levels, design and other physical constraints together with all other material considerations will continue to be taken into account.

Within Conservation Areas, where the overriding need is to preserve or enhance the character or appearance of the area, the provisions of this guidance will not be directly applied. However, issues of overlooking, overshadowing or loss of light or sunlight will continue to be taken into account and assessed alongside other material considerations. In addition, awkwardly shaped sites or sites which merit special design treatment, or the need to infill unsightly gaps in street frontages, in an appropriate manner, may justify an exception to, or modifications of, normal standards.

Roof Dormers (7) (see detailed design figures 21 to 24)

Dormer windows will only be permitted where they can be inserted without damaging the character and appearance of the building and the general area and without unreasonably affecting the amenity of the neighbours.

Dormer windows should be avoided on prominent elevations that can be clearly viewed from the street; kept well below the ridge line and away from the edges of roofs.

- No dormer should be erected within 1m of the eaves line of the house; there should be a minimum distance of 1m between a dormer window and each side boundary of the property.
- Do use traditional modest pitched roof or lead roof dormers.
- Do not introduce felted flat roofed dormers of modern style unless on an appropriate modern house

45 Degree Code (6) (see detailed design figures 18 to 20)

Extensions which do not comply with the 45 degree code and are therefore seen as over dominant and obstructing light will not normally be permitted.

Extensions should be designed so as not to cross the imaginary line drawn at an angle of 45 degrees from the centre of the nearest habitable room window in the original face of the adjoining property or properties, see figure 18-20. Habitable rooms are defined as

LOUNGE; DINING ROOM ; KITCHEN ; STUDY AND BEDROOMS.

The Policy has been adopted for use as supplementary guidance for development control purposes, and its adoption was first ratified by the Council on 28th April 1993 and following public consultation, further ratified on 10th January 1996

The intention of the Policy is threefold.

- a) To balance the interests of those seeking to extend their property whilst securing the interest of adjoining occupiers.
- b) To simplify the approach to house extensions and create greater certainty for householders, their neighbours, builders and agents, thus avoiding potential confrontation and delay.
- c) To provide a consistent approach to decision making which, in turn, gives a greater sense of 'fair play' in determining such applications.

Where an extension contravenes this line then it may be considered to have an unreasonable effect on the neighbouring property by reason of loss of daylight or sunlight and by creating an unneighbourly overbearing effect and therefore would be unlikely to receive planning permission. Individual site circumstances will, however continue to be taken into account and the application of the 45m guideline will not necessarily be the overriding consideration.

Design considerations will also be important and the use of angled walls to comply with the 45 degree guideline will not be considered acceptable unless they are conceived as an integral part of the design.



7 Examples

PHOTOGRAPHIC EXAMPLES :

This section contains a series of photographic examples. They are not intended to be prescriptive, but are examples where new residential properties and extensions have in some cases been well considered and have been designed in the light of advice given in this document. Some less successful cases are included.

7 Examples

Design

Scale

Detail

PHOTOGRAPHIC EXAMPLES :

This section contains a series of photographic examples. They are not intended to be some cases been well considered and have been designed in the light of advice given



1 Interest can be created by different heights on a corner site.

2 Contemporary design used effectively to turn corners.

3 Domestic scale reflected in new build increasing density of the site and also incorporating an earlier building.

4 Variety of forms using consistent detailing on a new build site.



Examples



descriptive, but are examples where new residential properties and extensions have in this document. Some less successful cases are included.



5 Garden terrace in large grounds gives scope for specific designs.

6 Innovative feature to turn the corner of a mews road.

7 Appropriate scale and simple but effective detailing on corner site adjacent to listed terrace. The density of this site has increased significantly from its former use.

8 Traditional scale and detailing achieve higher densities on the brownfield canal site.



9



9 Traditional coach house style between larger houses.

10 Effective use of traditional detailing and appropriate scale works well on a contemporary terrace..

11 Sympathetic infill extensions enhance a gap site.

12 Mixed scale of infill respecting scale of late nineteenth century houses on the opposite side of the road to this redevelopment site .

10



11



12



Examples

13



14



13 Re-use of mews building, maintaining original openings and restoring original details.

14 Traditional scale and detailing with good boundary treatment in a new build situation..

15 Detailing of large house reflected in new build within the grounds.

16 The detailing of extensions should respect the detailing of the original house.

15



16



SCALE



1 Height as well as detailing should follow through with the adjacent buildings. Here detailing has been replicated but the original scale is lost.

2 Scale stepping up to adjacent existing buildings.

3 Roof extensions can adversely affect the original scale and design of the house.

4 Rhythm and scale are critical factors defined by nineteenth century developments.



Examples



5 & 6 Rhythm and scale combine in contrasting situations to produce successful medium density housing on brown field sites.

7 Traditional scale and detailing in a mews road.

8 Small scale new build reflective of mews road scale.



DETAIL



1 Contrasting treatments do not make for harmony.

2 Simple detailing can be effective on smaller buildings.

3 Correct historical detailing alongside existing buildings

4 Principal features line through on new build infill in an urban setting alongside existing buildings



Examples



5



6



5 Simple but effective detailing on redeveloped urban site.

6 Extension reflects details rather than detracting from details of the original building.

7 Innovative approaches to detailing on a Victorian buildings can provide useful imagery.

8 Simple detailing often works in areas of diversity.

7



8





8 The way forward and checklist

The purpose of this section is to provide guidance to assist in making a planning application for residential development within Warwick District.

The District Council Planning Department will expect all applicants to have taken account of the advice given within this document and to have applied it to the specific site or sites which form part of their application.

The District Council will encourage and welcome pre-application discussions. These enable the relevant planning officer to set out on an informal basis how policy and guidance would be applied to a suggested proposal. Where a proposal will not meet the necessary standards then advice may be given which would enable the proposal to be redesigned in a way that would be more acceptable, prior to a formal planning application being lodged. This process should avoid unnecessary work.

Applicants will be expected to demonstrate that their development achieves good layout and design and complies with policy DP1 and the advice given in this guide.

All applications must be accompanied by a Design Statement for which separate guidance is given in Appendix B.

In drawing together the requirements for a formal planning application, the following check list sets out the relevant information that will need to be submitted:-

- Completed Application form.
- Sufficient drawings. (Produced by an architect or other qualified professional) to demonstrate fully the proposals for the site.
- A site location plan on an Ordnance Survey base..
- Indication of service of any relevant notices on owners or tenants of the site.
- Submission of a site analysis based on the Design Steps in Sections (a) to (k). (This will usually be a part of the Design and Access Statement as required below).
- A design and access statement.
- Site photographs where necessary.
- Planning Fee.
- Any further relevant Information.

The way forward and
checklist



9 Appendices

9 Appendices

Appendix A Key planning policies

Appendix B Design statements - guidance notes

APPENDIX A

Appendix - Key planning policies

Warwick District Local Plan (1996 - 2011)

DP1 Layout and Design

Development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:-

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;
- b) relate well to local topography and landscape features, including prominent ridge lines;
- c) reinforce or enhance the established urban character of streets, squares and other spaces;
- d) reflect, respect and reinforce local architectural and historical distinctiveness;
- e) enhance and incorporate important existing features into the development;
- f) respect surrounding buildings in terms of scale, height, form and massing;
- g) adopt appropriate materials and details;
- h) integrate with existing paths, streets, circulation networks and patterns of activity;
- i) provide adequate open space for the development in terms of both quantity and quality;
- j) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- k) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment; and
- l) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.

Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Character Appraisal and Design Statement.

DP2 Amenity

Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users/occupiers of the development.

DP3 Natural and Historic Environment and Landscape

Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate that they:-

- a) protect and/or enhance local ecology, including existing site features of nature conservation value;
- b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;
- c) protect and enhance the landscape character of the area, particularly respecting its historic character;
- d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;
- e) integrate the amenity space and proposed landscaping into the overall development;
- f) secure the long term management and maintenance of habitat/landscape features; and
- g) protect best and most versatile agricultural land

Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where mitigation measures are not possible, compensation measures may be appropriate.

DP5 Density

Development will only be permitted which makes the best use of land and buildings.

In the case of residential developments, the following net densities should be achieved unless such a density would compromise the character of the area or the standards of residential amenity:-

- a) in town centres and near to public transport interchanges in urban areas, a net density of no less than 50 dwellings per hectare
- b) elsewhere, a net density of no less than 30 dwellings per hectare

DP12 Energy Efficiency

The layout and design of development will be encouraged to promote energy efficient buildings. Where appropriate, development proposals will be expected to demonstrate that they have considered:-

- a) opportunities to maximise passive solar gain, minimise heat loss and wind tunnelling and eddying;
- b) opportunities to limit overshadowing of buildings to minimise loss of useful solar gain;
- c) opportunities for landscaping to provide shelter belts to improve energy conservation;
- d) the use of materials with a reduced energy input, such as recycled products; and
- e) the use of sustainable and renewable forms of heating such as solar panels and CHP (Combined Heat and Power) schemes.

DP13 Crime Prevention

The layout and design of development will be encouraged to minimise the potential for crime and anti-social behaviour and improve community safety. Development proposals will be expected to demonstrate that they:

- a) orientate and design buildings to enable natural surveillance of public spaces and parking areas;
- b) define private, public and communal spaces;
- c) create a sense of ownership of the local environment; and
- d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development.

DP14 Accessibility and Inclusion

The layout and design of development will be encouraged to meet the highest standards of accessibility and inclusion for all potential users, regardless of disability, age or gender. Development proposals will be expected to demonstrate that they provide safe, easy and inclusive access to, into and within buildings and facilities.

APPENDIX B

DESIGN STATEMENTS - GUIDANCE NOTES

What is a design statement?

A design statement is a method by which applicants or agents should be able to show how they have taken into account good design in their development proposals. Design statements are now required to be submitted with all planning applications.

The size and level of detail required is generally relative to the scale of the project. Design statements should help the Planning Authority, Members of the Planning Committee and Local Parish Councillors, neighbours and the general public and applicants to:

- Understand fully your proposals and the principles of your design.
- Consider the proposals against local and national design policies.
- Ensure that your application is complete.

The three essential parts of a Design Statement are:

1. Site analysis. (Sometimes referred to as Character Appraisal)
2. List of design principles.
3. Description of your design solution.

Step 1. Site Analysis

This should be a factual account in writing or drawings based upon the site for your proposal. It should be factual rather than containing any opinions, and should include:-

- An explanation of constraints and opportunities the site has. The local and physical context, for example, local building styles, boundary treatment, proximity of trees, conservation area, listed building and other statutory constraints etc.

- An explanation of the constraints and opportunities the site has in terms of design, e.g. important views, local distinctive features worth of protection and features which can be improved upon.

Step 2. Identifying the Design Principles

These should reflect the main principles to which the design needs to respond. These principles may include policy constraints e.g. amount of floor area increases for rural properties or other policy requirements set out in the Local Plan or other specific requirements that have been identified at a pre-application discussion. The Design Principles should clearly relate to the site analysis and evaluation findings under point 1. These will vary in number and complexity from proposal to proposal, for example for a small extension it is unlikely there may be more than one or two principles for example; the extension should be designed not to cause harm to the neighbour and the styles should match the existing house. In more complex proposals, design principles, may include the retention of important views, relationship of the mass and scale of the buildings to neighbouring buildings, etc.

Step 3. Creating the Design Solution

The final stage is to produce the design solution itself. There may be several options which can be discussed as part of a pre-application discussion. If so, and the design statement should note which a particular solution has been adopted and others discounted. The final chosen design solution must be a considered response to the findings of the site analysis and key design principles and the statement should not simply seek to defend the design solution without a proper site analysis.

These three stages should form part of the process of designing the final solution and therefore form part of the logical design process.

What should a design statement look like?

Although there are no set rules for presenting a Design Statement, it should include a short written statement setting out the constraints, opportunities, design principles, together with illustrative materials in the form of plans and photographs. It is possible that sketches rather than accurate drawings may be used to demonstrate constraints and opportunities of a site.

In terms of small projects such as extensions, whilst the stages need to be gone through, it is possible that statement need only be a short document, however the use of annotated photographs are always helpful whatever the size of the document.

Help can be provided by Planning Officers formulating your design statement.

APPENDIX C

GUIDANCE NOTE - Bin Storage

Any bin storage area that is to be incorporated in a multiple occupancy development should follow guidance given by the H6 Building Requirements. This document is a national standard. In addition to this the British Standard BS5906 with regard to the distance bins can be manually carted from where they are presented for collection, to the collection vehicle.

The following points should therefore be considered regarding the siting and design of bin rooms: -

1) Containers should be presented for collection within 25 metres of the vehicle for wheeled bins, and 10 metres of the vehicle for bulk (eurobins or chamberlains) - BS5906.

2) Wherever possible the containers should not have to be carted through a building from the storage point to the collection vehicle (H6 Building Regulations)

3) The travel between the point where the bins are presented for collection and the vehicle should be a smooth, flat surface wherever possible. If there is a slope the gradient should not exceed 1:12. Ideally there should be no steps at all. If wheeled bins are used as the waste container, up to 3 steps can be included in the travel, but this should be avoided.(H6 Building Regulations).

4) The route that the vehicle has to drive to should be built to withstand the load of a 26 tonne vehicle. There should be a minimum width of 3 metres on the access road.

5) A bin storage room should allow a gap of at least 150mm in-between containers, to allow them to be moved out for emptying. If there is a roof the height of this should allow for the lid to be fully opened. The room should be well ventilated and have an impervious floor. (H6 Building Requirement)

6) Space should be allocated in a communal bin room for both residual waste and recyclable waste containers. (H6 Building Requirement)

7) The doors on a communal bin room should open outwards, and have a clearance of 150mm more than the widest bin used.

8) If the communal bin room is external to the building it should have a roof, to keep the waste dry and discourage animal attempting to scavenge the waste and may need to be locked to ensure unauthorised waste is not dumped .

9) It is estimated that 1X1100L eurobin would serve approximately 6 households. All waste must be stored in containers. No bin rooms should allow for any loose waste contained in sacks or uncontained.. In addition bin rooms should have sufficient capacity for recycling units which may have a similar footprint to a Eurobin.

Failure to comply with these requirements may impact on the quality of the refuse collection. Refuse must be accessible for collection on the refuse collection day. The introduction of electronic access points such as key pads etc may prevent accessibility.

All refuse should be contained and no refuse must be stored on the highway at any time.

The council are looking to introduce a kerbside wheeled bin service for all domestic properties and space must be allowed for a minimum of 1x180l wheeled bin and a similar bin for garden waste and for the dry recyclable scheme using a 55L red box.



