

TO: **PLANNING COMMITTEE – 8th MARCH 2005**

SUBJECT: **RESIDENTIAL DESIGN GUIDE**

FROM: **CONSERVATION SECTION – PLANNING DEPARTMENT**

1. PURPOSE OF REPORT

To present to Members a draft Design Guide for Residential Properties in Warwick District and to seek approval for a period of public consultation on the draft Residential Design Guide.

2. BACKGROUND

Planning Policy Guidance Note 1 makes it clear that good design is both a matter of legitimate public interest and material consideration in determining planning applications and appeals.

Planning Policy Guidance Note 3 sets out the Government's current approaches towards planning new housing and confirms the Government's commitment to maximising the re-use of the previously developed land. It is also clear that good design and layout can help to achieve the Government's objectives of making best use of previously developed land and improving the quality and attractiveness of residential areas.

The Warwick District Local Plan (1995) sets out to protect and enhance the character and appearance of Conservation Areas in the District and also to ensure high standards of design for all new developments within the District. The District Council's emerging Local Plan (1996 – 2011) seeks to enhance the historic environment, protect and enhance natural environment and to protect the character and settings of towns and villages, together with promoting excellence in design and enhancing the built environment.

Against the background of these National and Local Policies it is evident that additional guidance is needed in terms of residential development both in the form of new housing and extensions to existing housing. It has, therefore, been proposed to produce a Residential Design Guide which will be adopted by the District Council as Supplementary Planning Guidance.

A number of recent planning applications have highlighted the need for guidance, particularly in terms of redevelopment of existing sites within mature residential areas.

3. **FRAMEWORK OF GUIDE**

The guide is drawn up against the background of the previously mentioned National and Local Policies. The document is aimed at both professionals and laymen and, therefore, an attempt has been made to produce a document which can be clearly understood by a wide range of users and is structured as follows:-

- Introduction
- How to use this document
- Policy Framework
- Design steps

In this section policy DP1 of the emerging Local Plan is expended on to provide a series of bullet points against which a design can be checked.

- Design considerations

This section contains specific guidance relating to specialist issues such as density and local distinctiveness.

- Detailed design

This section contains a series of detailed design sheets which can be used as stand alone guidance on such issues as side extensions and dormer windows.

- Examples

The use of visual images is often a more helpful tool than written words and this section includes a series of photographic examples grouped into three sections - design, scale and detail.

- The way forward and checklist

The final section is entitled the way forward and checklist contains helpful information prior to making a planning application and a checklist of items needed for the application.

- Glossary and useful addresses

4. **PUBLIC CONSULTATION**

This is a draft document. It is proposed to consult as widely as possible and as part of this process the document will be available on the Council's website. All local amenity societies and national consultees will be included in the process. The final list of consultees will be drawn from the Council's consultation list used for the Local Plan process.

5. RECOMMENDATION

That the Residential Design Guide as appended to this report should be approved for public consultation.

BACKGROUND PAPERS

Local Plan

Areas in District Affected:

All

For further information about this report please contact:

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