



**Ashfield District Council**

**New Residential Development**

**DEVELOPMENT ADVICE AND  
CONTROL**

**SUPPLEMENTARY PLANNING GUIDANCE**

No. 1 Approved April 1994

## **Introduction**

A well designed scheme of residential development that respects the local environment can do much to make new housing more acceptable to the local community. A good scheme is one which produces an amalgam of buildings, roads and landscaping which are well designed both for their purpose and their surroundings.

This Guidance Note sets out a series of amenity criteria which should be achieved when designing new residential development. However it is recognised that on occasions there may be alternative methods of meeting these criteria, which will be judged on their merits.

## **Assessment Criteria**

Planning applications for new residential development will be assessed against the following criteria:

### **1. Distances Between Dwellings**

In order to achieve a reasonable degree of privacy and provide adequate daylight/sunlight, the following distances between dwellings will normally be required:

- a) A minimum distance of 22 metres between Main Aspects . In cases where two-storey dwellings are proposed adjacent to single storey dwellings, a minimum distance of 30 metres between Main Aspects.
- b) A minimum distance of 12 metres between a Main Aspect and a Secondary or Side Aspect.

These minimum distances relate to flat sites. On sloping sites there may be a need to amend these distances and or afterthe design of dwellings to overcome potential overlooking.

A Main Aspect contains windows to living rooms, bedrooms, dining rooms and kitchens.

A Secondary or Side Aspect contains windows to bathrooms, utility rooms, staircases, landings, garages and small secondary windows to lounges and dining rooms. It also includes blank elevations.

### **2. Private Garden Areas**

An adequate private garden area will normally be provided within the curtilage of all new dwellings. In order to achieve this objective, private garden areas should have an absolute minimum depth of 11 metres, a minimum area of 80 square metres which should be of a usable shape and slope, be private, screened and well related to the property. Garden depths and areas should be measured from the canopies of existing mature trees worthy of protection.

The minimum area requirement will normally only be relaxed in relation to terraced dwellings.

Private garden space may be provided communally in sheltered housing and flat developments, subject to maintaining the privacy of occupants of ground floor accommodation. Such areas should also be the subject of a maintenance agreement.

### **3. Boundary Treatment**

In cases where screening to private gardens is necessary in order to provide adequate standards of privacy, and this needs to be sited adjacent to tile public highway (i.e. corner plots), the Authority will expect this to normally take the form of either facing brick walling, a combination of brick walling/fencing or the provision of appropriate hedge planting in combination with temporary fencing. Walling and Fencing should be no more than two metres high and be in place prior to the occupation of the respective dwelling.

Where the boundaries of new dwellings abut open countryside or areas of public or private open space, appropriate hedge/tree planting should be implemented and supported by temporary fencing where appropriate.

In certain circumstances, particularly in cul-de-sac where pedestrian/vehicular conflict is reduced, plot frontages can be open-plan having no defined boundary treatment. This creates a more open communal environment where frontage landscaping can contribute much to the street scene and the success of the development.

### **4. Tandem And Backland Development**

Tandem development consisting of one dwelling immediately behind another and sharing the same access, normally results in difficulties of access to tile dwelling at the back together with disturbance and loss of privacy to existing dwellings . Consequently, tandem development will not normally be permitted.

Backland Development consisting of the erection of one dwelling immediately behind another and having an independent satisfactory access, may be acceptable provided that it does not result in disturbance and loss of privacy to existing dwellings and it does not prejudice the comprehensive development of a larger area of land.

### **5. Conservation Areas**

New schemes for residential development within Conservation Areas should preserve or enhance the existing character and appearance of the Conservation Area in terms of scale, density, massing and materials.

### **6. Character**

With new residential development, care should be taken to ensure that the existing character of the locality is not adversely affected by the introduction of an inappropriate scheme. The Authority will need to be satisfied that a new residential development will assimilate into the existing environment, in terms of tile design, layout and materials, without adversely affecting the distinctive qualities of tile immediate area which have evolved over a number of years.

## **7. Highways And Parking**

The standards for the dimensions and layout of highways and paved areas should normally accord with the standards outlined in the District Council/ County Council's publication, The Highway Design Guide - Residential and Industrial Development.

Car Parking/Garaging will be provided in accordance with the District Council/County Council publication, Guide to Car Parking Standards. Generally parking spaces will be provided on the basis of one per dwelling. In addition visitor car parking spaces will also be provided on the basis of one space per dwelling. Dedicated car parking areas will normally be discouraged. However, where it is unavoidable, facilities should be located in small well lit areas, which are landscaped and open to natural surveillance. Wherever possible residential parking should be within view of the owners dwelling.

Existing footpaths, cycleways, bridleways and rights of way should where possible be retained along their existing routes.

Footpath and cycle track links should be kept as short as possible, with the ends intervisible. In addition such links should be wide, clear of hiding places, well lit and preferably overlooked from dwellings.

## **8. Landscaping**

Existing trees and mature hedges should be properly retained in any layout, and such should be included in the necessary submission of a detailed landscaping scheme. The Authority will normally require a combination of hard and soft landscaping. Hard landscaping should utilise quality materials which enhance the character of the area. Soft landscaping should include tree, hedge and shrub planting where appropriate. In addition to the normal landscape requirements one semi-mature advanced nursery stock tree shall be planted within the layout for every 10 new dwellings or part thereof.

## **9. Public Open Space**

Public open space covering at least 10% of the gross site area should normally be provided within sites of two hectares or more in area. On smaller sites the Authority will assess the requirement for open space in the light of the type of housing proposed and the extent of, and accessibility to, existing open space.

Where it is considered inappropriate to provide on-site public open space, the Authority may require the payment of a commuted sum which will enable existing open space facilities to be improved, for provision to be made elsewhere or for community woodland to be undertaken. Commuted sum payments will be based on the number of dwellings, or the hectareage involved, whichever provides the greater sum. Any figures will be updated annually.

The Authority is keen to establish small woodlands within housing areas as part of the Greenwood Forest initiative, and the incorporation of these into open space areas will be encouraged.

## **Conclusion**

New residential developments can take many forms, depending on such issues as the physical and topographical characteristics of the site, location, and the demand for particular dwelling types. In essence no two developments are alike and consequently this Supplementary Planning Guidance seeks to advise developers wishing to erect new dwellings of the criteria which the Local Planning Authority will take into account in assessing the merits of individual planning applications.

## **Additional Information**

For additional information and advice on a specific planning application or a more general enquiry, then do not hesitate to contact officers of the Authority's Development Advice and Control Section. Staff are available, at the main Council Offices in Kirkby-in-Ashfield, during normal office hours:

8.30am – 5.00pm Monday to Thursday

8.30am – 4.30pm Friday