

Residential Layout and Redevelopment

Planning Guidance Note

Introduction

The principal aim of establishing this guidance is to ensure a successful residential layout, i.e. a living environment which is attractive, functional, efficient, safe and secure and which will stand the test of time. This guidance note is not intended to stifle architectural freedom, but sets out the principles and criteria which will be applied in the assessment of the layout and design of new development and redevelopment.

Where development is proposed in Conservation Areas and Townscape Protection Areas, applicants are advised that higher standards of design will be required in these areas. Particularly high standards of design are also expected within the grounds/settings of Listed Buildings. For more detailed guidance regarding these areas and sites, please refer to the Guidance Note on the Historic Environment.

Any proposal submitted for planning permission is required to be assessed on its own merits, although the Council will seek at all times to uphold the high standards promoted in this Guidance Note.

Format of Guidance

All planning guidance notes are material considerations in the assessment of planning applications and shall be afforded significant weight in the decision making process. Failure to comply with Guidance Notes may be a reason for refusal of planning consent.

Where appropriate, this Guidance should be read in conjunction with the Guidance Notes on Urban Design, House Extensions and Garages, Daylight and Inter-Visibility of Windows, Historic Environment, Public Art and Single House Plot Development.

Planning Framework

East Dunbartonshire Local Plan 2, Policy DQ1 Assessing Proposed Uses states that *“developments should enhance and certainly not reduce the amenity and character of the surrounding area”*.

Policy Guidance

Design

The Council will expect a high quality of design in any new development, respecting the local character of an area and local vernacular styles and use of materials. The principles of the Urban Design Guidance Note and Designing Streets (Scottish Government, 2010) should be incorporated in the design and layout of sites.

Density

Dwelling density is a principal determinant of the character of new developments. It is not possible to adopt a single approach to the question of density since there are many variables involved. Local Plan 2, in line with government thinking, encourages higher density development in accessible locations, providing that open space and parking standards are met. This allows the most effective use of centrally located urban land. In fact, the trend is now moving towards providing minimum density standards in order to ensure high densities in such situations.

On the other hand, more suburban and outlying sites which are not accessible by public transport will be expected to have lower building densities, which probably better reflects the surrounding character and results in reduced car journeys. Within Conservation Areas and Townscape Protection Areas, density in character with the surrounding environment is particularly expected.

Density should generally:

- be related to adjacent residential development of a similar character; and,
- allow for the principle that houses can be extended without needing planning permission.

Additionally:

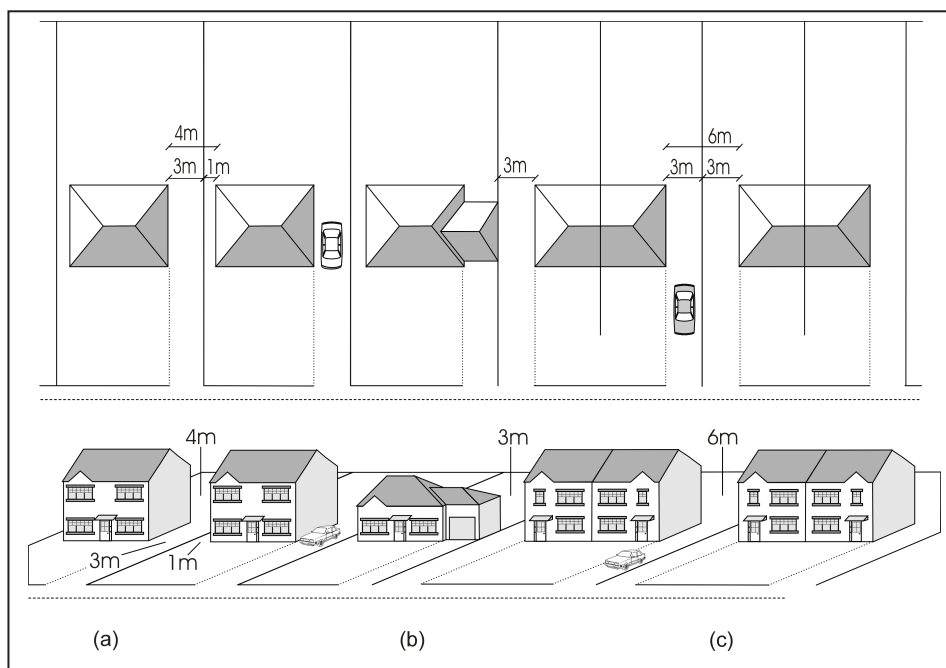
- flatted development should be in the range of 25-35 flats/hectare, variable upwards if the design is satisfactory in terms of the guidance above and particularly if in locations accessible by public transport;
- housing development in accessible urban locations will be expected to be of relatively high density, in the range of 25-30 dwellings/hectare; and,
- housing development in less accessible suburban locations will be expected to have a lower density, in the range of 17-25 dwellings/hectare.

Distance between Dwellings

Spacing is an important aspect of a dwelling's setting, functionality and visual amenity. In all developments, the Council will seek to uphold the following minimum standards:

- detached properties should not be less than 4 metres apart. This distance should be achieved with 3 metres at one side of the property, to allow provision of a driveway, and 1 metre at the other. In adjacent properties these distances should abut each other to achieve the 4 metre minimum distance; and,
- detached properties with single storey integral garages, where they abut the boundary, should not be less than 3 metres apart.

Semi-detached and end terraced properties should not be less than 6 metres apart. This distance should be achieved with the provision of 3 metres between the property and the boundary with the adjacent dwelling to allow for the provision of a driveway.



It is accepted that these distances are likely to be impacted upon as housing areas mature and residents seek to extend their properties (see the Guidance Note on House Extensions and Garages). Allowing for this future flexibility makes it all the more important that distance standards are adhered to when residential areas are first laid out.

Roads and Parking

Parking should be at the level set out in the Guidance Note on Road Layout and Design and Parking Standards.

In addition:

- the Council favours pedestrian orientated residential layouts incorporating novel road layouts or pedestrian/vehicular segregation in accordance with the principles of Designing Streets;
- public off-street parking will be required within the layout; and,
- in order to be counted as a parking space, the minimum size dimensions for parking spaces and garages set out in the Guidance Note on Road Layout and Design and Parking Standards must be met.

Developers will be required to erect street signage before the residential occupation of the first unit on any site. All street signage will be required to meet standards specified by the Council's Roads Service.

Space around Buildings

Each house feu should have an area of private garden ground commensurate with the living needs of its likely inhabitants. The minimum standard is 40 square metres of private garden per bedroom (or potential bedroom). This minimum area of private garden ground should be achieved in tandem with private garden ground to the rear of each house being a minimum of 9 metres in length to ensure adequate privacy and scope for future extension. Private Garden Ground is the garden ground normally located to the rear of the dwellinghouse, i.e. behind the main rear wall of the dwelling, and is substantially enclosed. Side garden ground will not normally be counted as contributing to rear garden ground, unless the width of the side garden is greater than 3m.

All flatted developments should have sizeable provision of open space in order to have amenity and drying green areas. Whilst higher densities in flatted developments may be permitted (see above) as compared to other housing developments, this will not be considered to be justification to reduce amenity space. The minimum standard that should be met at all flatted developments is 20 square metres per bedroom (or potential bedroom) of open or amenity space which offers reasonable privacy (from casual overlooking) for the residents.

Within each development, public recreational ground and open space should be provided at the levels indicated in the Local Plan Policy OS2 and as further explained in the Guidance Note on relating to open space.

Designing Out Crime and Anti-Social Behaviour

The Council encourages architects and developers to consult and discuss their plans at an early stage with the Strathclyde Police Architectural Liaison Officer in order to be aware of appropriate crime prevention measures which could be included in their development. Residential layouts should provide a safe and secure environment by ensuring that car parks and footpaths, play areas and public open spaces, or other potential 'gathering' areas, are well lit and overlooked from houses. Layout and planting should not create secluded or dark areas.

Waste Management in Flatted Developments

In flatted developments of 10 or more units, underground bin storage and recycling facilities should be provided. In flatted developments of less than 10 units, bin storage and recycling facilities should be appropriately designed, adequately screened and located close to the main vehicular access.

Provision for Broadband Infrastructure

The Scottish Government sets out a digital ambition and aspirations for a connected place to live in Scotland's Digital Future – A Strategy for Scotland, the NPF3 Main Issues Report and draft Scottish Planning Policy. They expect developments to incorporate provision for the delivery of next generation broadband. The Council therefore expects developers to work with the broadband industry to incorporate fibre optic broadband connectivity infrastructure into new development to ensure that developments can be

connected to current and next generation broadband networks. Guidance on the installation of such infrastructure in new domestic developments can be found in the document *PAS 2016:2010 Next Generation Access for New Build Homes – Guide*.

Electric Vehicle Charging

Local Plan Policy SPD 1 states that the plan aims to promote sustainable growth and a pattern of development which helps to control adverse effects of development on the transport network. It is considered that the promotion and use of electric vehicles can make a significant contribution to reducing the adverse effects of new developments by reducing emissions from journeys which cannot otherwise be undertaken by active travel or public transport. This approach is consistent with the draft Scottish Planning Policy which states that ‘development plans should support the provision of infrastructure necessary to support positive changes in transport technologies such as charging points for electric vehicles.’ Therefore the Council should expect all proposals to promote the use of electric vehicles and to demonstrate that adequate provision for electric vehicle charging has been made in all new developments.