

DRAFT Supplementary Planning
Guidance Note

Residential Development



Denbighshire County Council
Strategic Planning and Housing
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sir ddinbych
denbighshire
County Council

The logo for Denbighshire County Council, featuring a stylized green and blue wave or mountain shape to the right of the text.

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1. Document status and stages in preparation

- 1.1 This document is one of a series of Supplementary Planning Guidance (SPG) notes amplifying Denbighshire Local Development Plan 2006 – 2021 (LDP) policies in a format which aims to guide the process, design and quality of new development. The Council’s SPG notes are not part of the adopted LDP.
- 1.2 The Welsh Government (WG) has confirmed that following public consultation and subsequent Local Planning Authority (LPA) document adoption, SPGs can be treated as a material planning consideration when LPAs, Planning Inspectors and the WG determine planning applications and appeals.
- 1.3 The purpose of this document is to provide detailed guidance and advice to assist members of the public and the Council, prospective applicants and Officers in discussions prior to the submission of and, consequently, in the determination of future planning applications. It was formally approved for public consultation by Denbighshire County Council’s Planning Committee on XX XX 2016.
- 1.4 This document was produced in line with planning policy and guidance laid out Planning Policy Wales and Technical Advice Note (TAN) 12: Design.

2. How to use this document

- 2.1 The document differentiates between householder development and new residential development. However, there are a range of topics that apply to both types, for example standards set out to protect the amenity of adjacent residents. Prospective applicants should consider the content of the entire document when drafting their proposals.
- 2.2 Links and access to principal documents and further information are provided at the end of every chapter.
- 2.3 It is not possible to provide a detailed list of validation requirements for every type of planning proposal. Nevertheless, the Council published a ‘Validation Guidance Note’ on its website to provide guidance. Prospective applicants have also the opportunity to address validation as part of the pre-application discussions. Further details can also be found on the Planning Portal.

Links

Denbighshire County Council – Validation Guidance Note (English version)
<https://www.denbighshire.gov.uk/en/resident/planning-and-building-regulations/make-a-planning-application.aspx>

3. **Planning Legislation**

- 3.1 Welsh Planning is governed by Primary Legislation (e.g. The Planning (Wales) Act 2015) and Subordinate Legislation (e.g. Town and Country Planning (General Permitted Development) Order 1995 (as amended)). Legislation sets out what constitute development in planning terms, what kind of development requires planning permission, procedural arrangements for determining planning etc.
- 3.2 Some of the topics dealt with in this SPG are directed by planning legislation rather than planning policy. Reference to legal regulations is included in those chapters where applicable. Please be aware that legal provision is subject to change so please check for the latest amendments prior to submitting a planning application.

4. **Planning Policy**

4.1 **Planning Policy Wales**

- 4.1.1 Planning Policy Wales (Edition 8, January 2016) [PPW] sets out national policy for Wales aiming at sound economic development, the conservation of natural assets and the quality of life of individuals and communities. It provides the policy framework for the effective preparation of local development plans.
- 4.1.2 PPW emphasises that Welsh Local Planning Authorities (WLPAs) are under the statutory duty to adhere to the sustainable development principles established by the 'Well-being of Future Generations (Wales) Act 2015'. Chapter 4 sets out the principal policy framework for design principles that underpin sustainable development in aiming at addressing the three major challenges of spatial planning: demographic change, climate change, and spatial disparities in economic activities and wealth. The principal characteristics of good design are:
- *Inclusion*: people are placed at the heart of the design process, diversity and difference is acknowledged, a choice is offered where a single design solution cannot accommodate all uses, provides for flexibility in use;
 - *Promotion of efficient use of resources including land*: seeks to maximise energy efficiencies, minimises the use of non-renewable resources and the generation of waste and pollution;
 - *Tackling and addressing climate change*: reduction of greenhouse gas emissions and effective adaptation to the consequences of climate change;
 - *Offering a high quality environment*: including open green space in

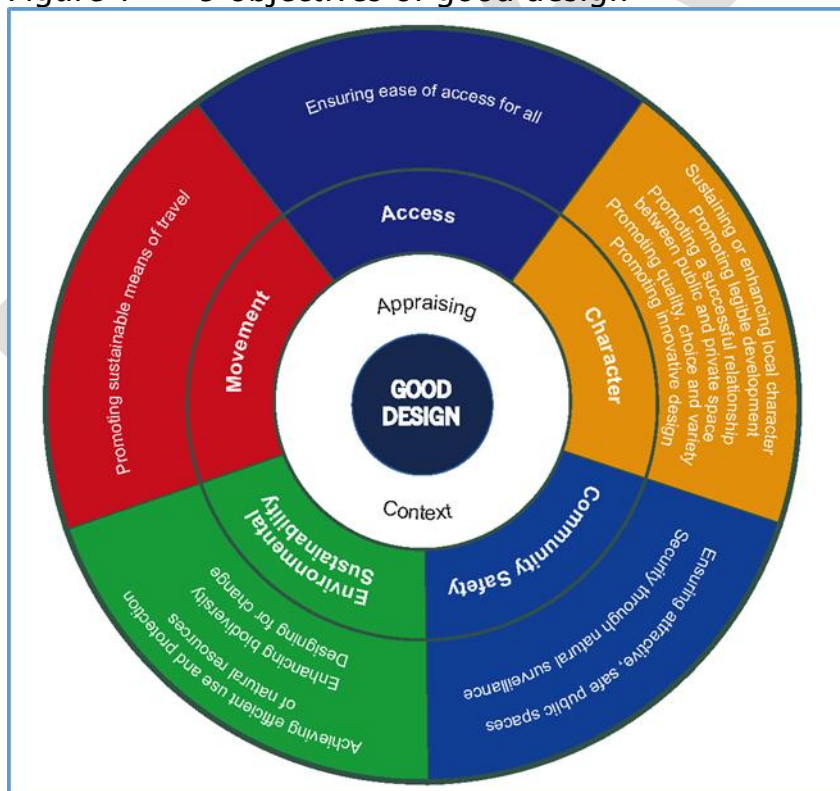
- places where higher density development takes place;
- *Consideration of landscape impact*: positive contributions to environmental protection and improvement, protection of water resources and air quality.

4.13 It must be highlighted that the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. PPW paragraph 4.11.9 encourages WLPAs to reject poor building and contextual designs. Nevertheless, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. PPW chapters 4 to 14 lay out in greater detail, and topic-specific, how sustainable development and good design can be implemented during local plan preparation and decision-making in development management.

4.2 Technical Advice Note 12: Design

4.21 Technical Advice Note (TAN) 12: Design supplements PPW Chapter 4 with detailed guidance on the so-called ‘5 objectives of good design’ (see figure 1). It explains that good design goes beyond being visually attractive, and addresses matters such access, area character, community safety, movement and environmental sustainability.

4.22 Figure 1 5 objectives of good design



(Source: Technical Advice Note 12, Welsh Government, 2016)

4.23 Welsh Government has further substantiated TAN12 with a ‘Practice

Guidance - Planning for Sustainable Buildings' to provide additional information for developer and planning professionals, including various examples from throughout Wales.

4.24 Planning proposals for new residential and householder development are expected to have regard to the 5 objectives of good design to their proposals. The Design and Access Statement, where required to accompany the planning application, should clearly reflect the approach that has been taken to address them.

4.3 Denbighshire Local Development Plan 2006 – 2021

4.31 The Denbighshire Local Development Plan 2006 – 2021 has been produced in accordance with planning legislation and national policy, and was adopted by the Council in June 2013.

4.32 LDP Objective no.14 specifically makes reference to good design; recognising the importance and benefits for the local community. Underpinned by local policy, the aim is to ensure that development proposals raise design standards and enhance the built and natural environment through landscape improvements.

4.33 LDP Policy RD 1 'Sustainable development and good standard design' outlines the principal criteria for design that proposals within development boundaries should adhere to. Prospective applicants should consider the following aspects of design (that are by no means exhaustive): build height, scale, density and layout of development, impact on the surrounding environment, waste disposal/ recycling etc.

4.34 Whilst LDP Policy RD 1 is confined to proposals on land within development boundaries; LDP Policy BSC 6 'Local connections affordable housing in hamlets' and national policy in line with TANs controls design and the impact on the surrounding landscape in hamlets and the open countryside.

4.35 It is legitimate for householders to improve their properties to a reasonable and acceptable extent. Some of the extensions may have an adverse effect in the surrounding area by virtue of their size, scale and impact on amenity. LDP Policy RD 3 'Extensions and alterations to dwellings' specifically relates to householder planning proposal and offers support to individual proposals subject to detailed policy criteria.

4.36 There are likely to be several national and local policies applicable to individual planning proposals depending on the type and nature. Appendix 1 provides a brief overview of local policies relevant to the content of this guidance document and, where applicable, links to Supplementary Planning Guidance (SPG) notes that complement them.

Links

Planning legislation (English version):

<http://gov.wales/topics/planning/legislation/?lang=en>

Planning Policy Wales (English version):

<http://gov.wales/topics/planning/policy/ppw/?lang=en>

Technical Advice Notes (English version):

<http://gov.wales/topics/planning/policy/tans/?lang=en>

Denbighshire Local Development Plan 2006 – 2021 (English version):

<http://www.denbighdp.co.uk/english/default.htm>

5. Permitted Development Rights

- 5.1 Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) provides householders with a number of permitted development rights to undertake minor, uncontentious improvements and alterations to their properties without the need to make a planning application.
- 5.2 Planning is a devolved matter to the national parliament in Wales, Scotland and Northern Ireland. Hence, permitted development rights and specifications of the Use Classes Order are different from its English counterparts in Wales. Applicants are advised to check that they refer to the correct jurisdiction before making use of them.
- 5.3 Welsh Government have produced comprehensive guidance on permitted development rights entitled 'Planning: a guide for Householders' (April 2014) to assist interested parties in determining whether a planning application is required for their proposal. In addition, the Planning Portal hosts an interactive guide to household improvement works. Figure 2 presents an example of the interactive platform. The website also includes a terraced housing interactive guide.
- 5.4 However, there are instances where permitted development rights have been conditioned, restricted or entirely removed from individual properties. For example, the local Council could have used powers under Article 4 of 'The Town and Country Planning (General Permitted Development) Order 1995' (as amended) so that any work to a dwelling requires planning permission. Restrictions may also apply to properties in Conservation Areas or the Area of Outstanding Natural Beauty.
- 5.5 If prospective applicants are in doubt whether planning permission is required for a development proposal, they are advised to contact a planning agent (a list can be found on Denbighshire's Planning Advice webpage). They can also apply for a Lawful Development Certificate

(LDC). LDCs can be used to confirm that the use, operation or activity named in it is lawful for planning purpose.

Figure 2 Planning Portal: An interactive guide to household improvement works



Source: https://www.planningportal.co.uk/wales_en/info/17/interactive_house

- 5.6 Once it has been established that planning permission is required, the Council offers pre-application advice to prospective applicants. The service is offered in order to guide applicants through the process. More information can be found on the Denbighshire website – Planning section, including a charging schedule.
- 5.7 If planning permission is not required for a specific proposal, it is advisable to check whether approval must still be sought from other authorities for work regulated under separate legislation.

Links

The Town and Country Planning (General Permitted Development) Order 1995

Please note that here have been several amendments over the past years.

<http://www.legislation.gov.uk/uksi/1995/418/contents/made>

The Town and Country Planning (Use Classes) Order 1987 (English version):

Please note that here have been several amendments over the past years.

<http://www.legislation.gov.uk/uksi/1987/764/schedule/made>

Welsh Government: Planning – a guide for householders (English version):

<http://gov.wales/topics/planning/policy/guidanceandleaflets/householder-permitted-development-rights/?lang=en>

Planning Portal (interactive semi-detached house guide):

https://www.planningportal.co.uk/wales_en/info/17/interactive_house

List of planning professionals on Denbighshire's website (English version):
<https://www.denbighshire.gov.uk/en/resident/planning-and-building-regulations/planning/planning-advice.aspx>

Denbighshire County Council – Charging schedule
<https://www.denbighshire.gov.uk/en/resident/planning-and-building-regulations/make-a-planning-application.aspx>

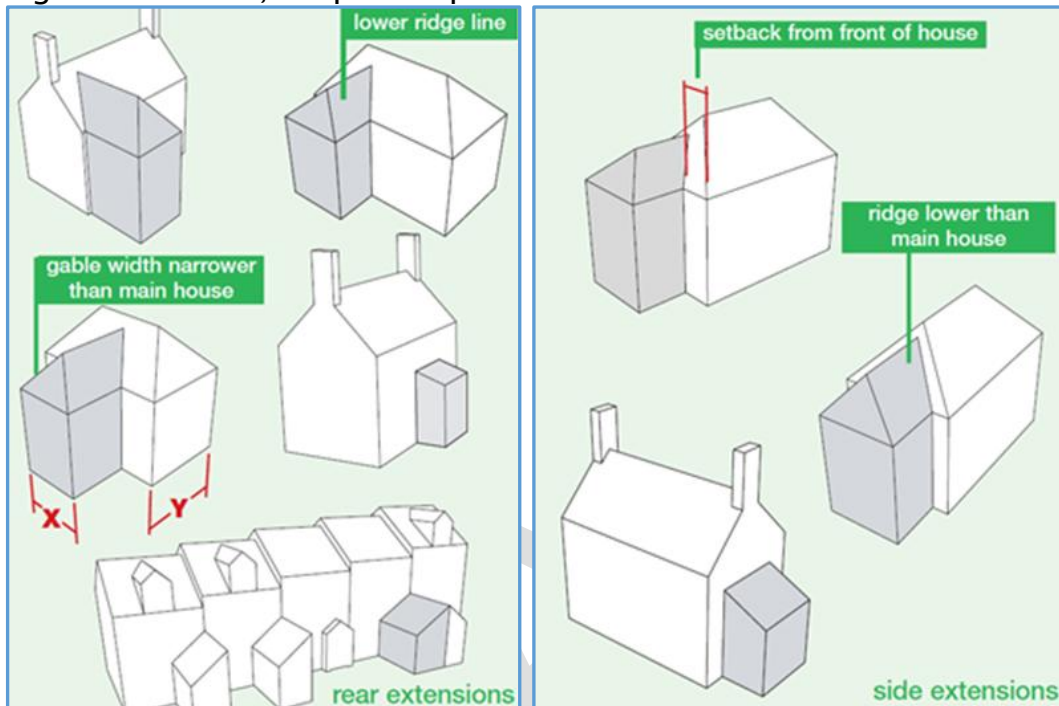
6. **Householder Development**

- 6.01 Householder developments are defined as those within the curtilage of a house (or a single flat) which require an application for planning permission and are not a change of use. For example, extension to dwellings, alterations to existing buildings, loft conversions or the installation of a dormer window.
- 6.02 Application forms for different types of householder development are available to download on the Denbighshire website or can be found at the Planning Portal website. Conservation area consent and listed building consent are the most common forms of additional consent to be sought with a planning permission.
- 6.03 Whilst the following paragraphs primarily refer to extensions or alterations to existing buildings; the standards set out to provide residential amenity will equally be applied to new residential development, for example landscape measures and separation distances.
- 6.04 To maintain good neighbour relations the LPA recommends that any householder intending to extend their property informs and discusses their intentions with their neighbours affected by the development. It is the responsibility of the applicant / agent to ensure that any extension / solid wall / means of enclosure is constructed on land in their ownership. On all planning applications, consultation will be undertaken with neighbours likely to be affected by the proposal.
- 6.05 Prospective applicants should reflect upon the following key principles when considering the size, shape and position of extensions, including conservatories (see figure 3):
- the extension should not dominate your house and be positioned to the side or rear;
 - extensions to the principal elevation of the house are more likely to have an overbearing impact and will generally not be supported; with the exception of well-designed porches that reflect the character and appearance of the building;
 - the extension should have similar x and y proportions, and the roof pitch should match the principal building;
 - it is important to consider how the extension affects parking provision and accessibility, proposals that lead to an unacceptable

loss of parking and adversely effects site accessibility will not be supported;

- where possible the extension should leave a reasonable space around the house and an adequate area of garden; and
- on corner plots extensions need to respect the street scene and have suitable boundary treatments.

Figure 3 Size, shape and position of extensions and conservatories



6.1 Subordinate scale and form

- 6.11 The size, height and proportion of any proposed extension should take into account the size, form and style of the original dwelling. LDP Policy RD 3 requires that any new extension should be subordinate in terms of overall floor areas, size, height and proportion to that of the original dwelling. Original is defined as the dwelling as first built or, if it is more than 20 years old, as it was 20 years before any application is made.
- 6.12 This will be particularly important in the case of small rural properties with limited floorspace where proposals may come forward for large extensions which could dwarf the original. The Council do not wish to impose a percentage figure for the increase in floorspace represented by an extension because this represents an 'artificial' method of assessing a proposal. However, it would be difficult to design an extension which came close to doubling (or more) the floorspace which appeared subordinate to or in harmony with the original house.
- 6.13 The key objective is to ensure that the extension is in harmony with and complementary to the existing dwelling rather than an extension appearing as having been merely 'tacked - on'. There are a number of

ways of looking at how an extension can relate to the original in terms of 'form'.

- 6.14 (1) Continuation: This is the simplest form where the extension continues the building line and roof of the dwelling. It is usually only successful where the extension is relatively small compared with the original dwelling. Careful design of windows and doors and choice of materials will be necessary to ensure that the extension respects the original house and that the 'join' between old and new is not untidy.
- 6.15 (2) Reflection: It is possible to extend a dwelling to 'reflect' the original character of the house. This is usually done by adopting the same form as the original but either at a smaller scale or set back from the original in terms of height (roofline) and building line. This enables a better integration of old and new materials.
- 6.16 (3) Separation: In some cases it may be preferable to separate the extension from the original by means of a link such as a porch, hallway or gallery feature. It is often used where the original house has a distinctive character or features which would be difficult to 'continue' or 'reflect'.
- 6.17 (4) Material: The use of materials for both external walls and the roof of an extension should blend with and be sympathetic to that used on the original dwelling in terms of type, texture, and colour. The pointing of stonework or brickwork should also reflect that used on the original dwelling. It may be useful to have regard to other dwellings in the locality if the dwelling has been altered from its original appearance. In the case of listed buildings or those in conservation areas expert advice should be sought as the choice of materials and mortar will affect the character and appearance of the dwelling.
- 6.18 The Authority wishes to avoid over development of residential curtilages. This occurs when a substantial part of the residential amenity space is taken over by buildings including extensions. As a rule of thumb, no more than 75% of the site should be covered, leaving at least 40sqm of amenity space for a small dwelling (or 70 sqm for a larger dwelling), a 1m wide circulation strip around the building and the retention of sufficient on-site parking.

6.2 Projection depth and height

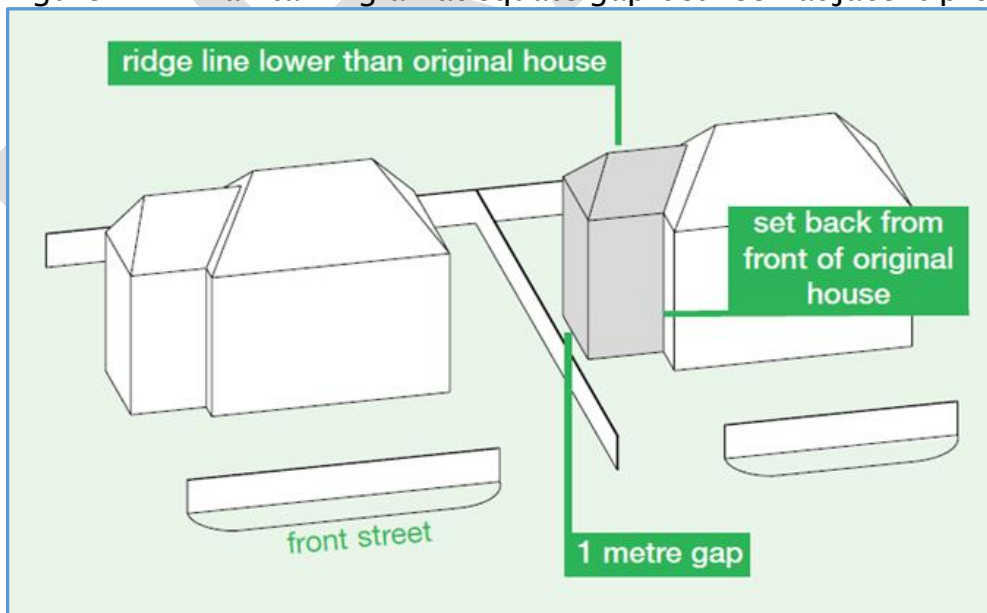
- 6.21 Any projection beyond the rear wall of the existing dwelling which is on/close to a party/boundary wall should not be more than:
- 3 metres in depth, for a terrace house;
 - 4 metres for a semi-detached/detached dwelling.
- 6.22 Proposals which exceed the above mentioned criteria will generally be considered unacceptable unless it can be demonstrated that adequate

amenity standards can be preserved through design detailing.

6.3 Specific forms of extensions

- 6.31 **Front Extensions:** These extensions should not normally project excessively in front of the existing building. However, in certain situations front extensions may be acceptable where they repeat existing patterns of development or examples in the locality. A common front extension is the addition of a porch. Substantial front extensions may be justifiable where the development replicates or follows the existing design of the building which is set back sufficiently from the road and would not have a harmful effect on neighbouring properties.
- 6.32 **Side Extensions:** The main issue is preventing a terracing effect i.e. prevent extensions at the side of detached and semidetached houses from joining up with neighbouring houses to create a continuous terrace effect. In general, flat roofed extensions which are poorly related to the dwelling should be avoided by having a pitched roof.
- 6.33 Side extensions and conservatories should be sufficiently set back from the front of the property and have a lower roof ridge line than the house to avoid the terracing effect.
- 6.34 An overbearing impact on the neighbouring property should be prevented, particularly if there are windows in the side elevation of an adjacent house that the extension projects towards. Whilst it is not always possible to achieve in all places, a 1 metre gap should be considered between the extension and the site boundary.

Figure 4 Maintaining an adequate gap between adjacent properties



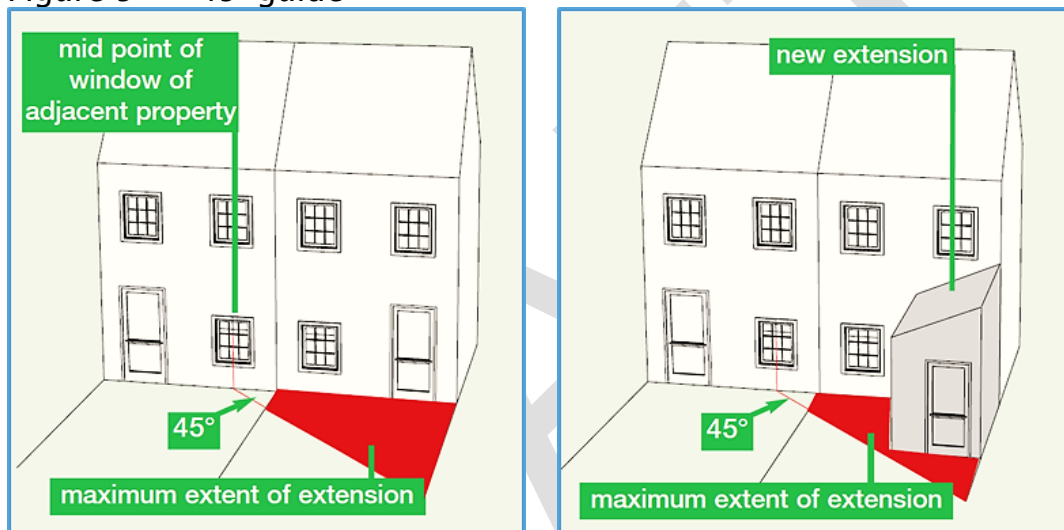
- 6.35 **Rear Extensions:** One of the main issues involved with rear extensions is the need to protect the amenities of occupiers of dwellings immediately adjoining the proposed extension in terms of protecting privacy,

maintaining sunlight and daylight and maintaining a reasonable outlook.

6.36 Whilst the danger of over-shadowing adjoining properties primarily arises from householder development, new residential development in high-density built up areas may cause the same effect. This can be reduced by following the so-called 45° and the 25° guide.

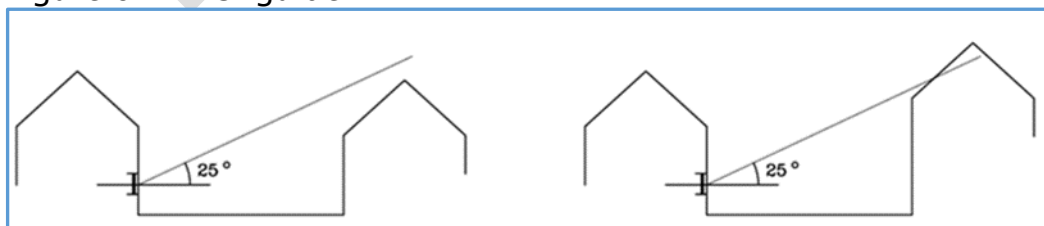
6.37 45° guide: An imaginary line is horizontally drawn at 45° from the centre of the nearest ground floor window of any habitable room in an adjoining property. No part of the proposed development should cross this line. This rule contains an element of flexibility; considering the direction of sunlight and shadow fall predicted from the new development.

6.38 Figure 5 45° guide



6.39 25° guide: An imaginary line is vertically drawn at 25° from the centre of the nearest ground floor window of any habitable room in an opposite property. Suitable sunlight is achieved when no part of the proposed development crosses this line. If the proposed building opposite would have a high ridge, the loss of daylight will be more notable than if it were to have a lower ridge height. However, the minimum separation distances between buildings precedes this approach.

6.40 Figure 6 25° guide



6.401 Roof Extensions: A popular way of achieving additional living space is to use the roofspace of a house. The suitability of this will to a large extent

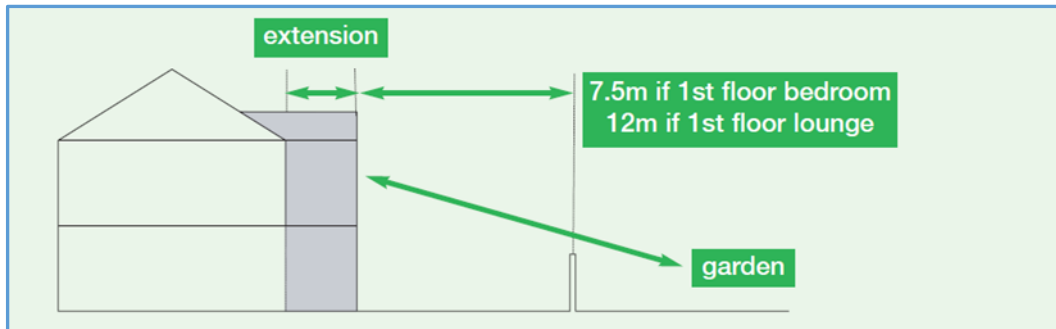
depend upon the size, height and construction of the roof and the layout of the house. If there is insufficient room on a landing to provide stairs, then it would be necessary to use an existing bedroom to provide stair access. In this situation a loft conversion may not have the desired effect of increasing the number of bedrooms.

- 6.402 If there is sufficient height in the roofspace to allow for standing then light may be secured through rooflights, particularly the flush fitting conservation type. Where there is insufficient standing room, a loft conversion can only practicably be undertaken through alterations to the roof in the form of bulky dormers. Such roof extensions will rarely be acceptable as they affect the character, appearance, and amenity of an area to a greater degree than other forms of extensions. In some cases small gables may be acceptable provided that they are a feature in the locality.
- 6.403 Granny Flat Extensions/ Annexes: An option for families who wish to look after relatives within the family home, yet retain a degree of independence is the construction of a granny flat or annex. This could take the form of an extension to the house or the conversion of a garage. These should form part of the same 'planning unit' i.e. share the same access, parking area and garden. Careful attention will be paid to the layout, design and physical relationship between the house and flat. The Council will wish to avoid the creation of two separate dwellings and will attach conditions to any planning permission to prevent this occurring.

6.4 Privacy and overlooking

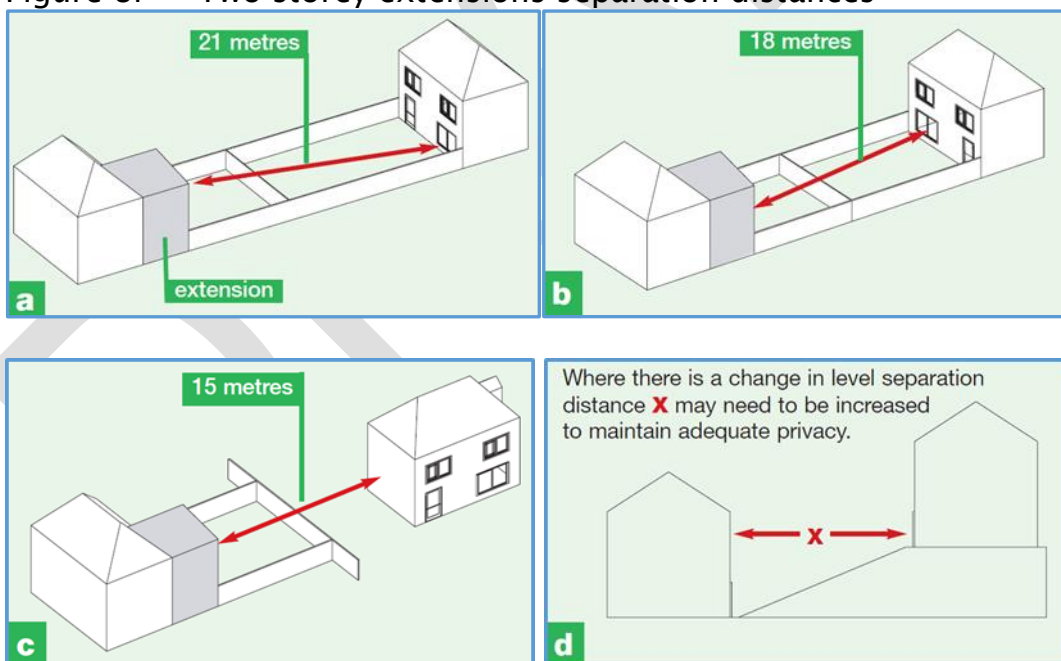
- 6.41 Extensions and new built houses should not overlook neighbouring houses or gardens. If habitable rooms such as bedrooms, living rooms, studies or kitchens are proposed on the first floor or above, care should be taken to avoid direct overlooking from windows and balconies particularly where the extension is close to the boundary. In some cases such as sloping sites, care should be taken to avoid overlooking from ground floor extensions.
- 6.42 Overlooking of a neighbours garden can be avoided by ensuring an adequate separation distance. (see figure 7)

Figure 7 Overlooking of a neighbours garden



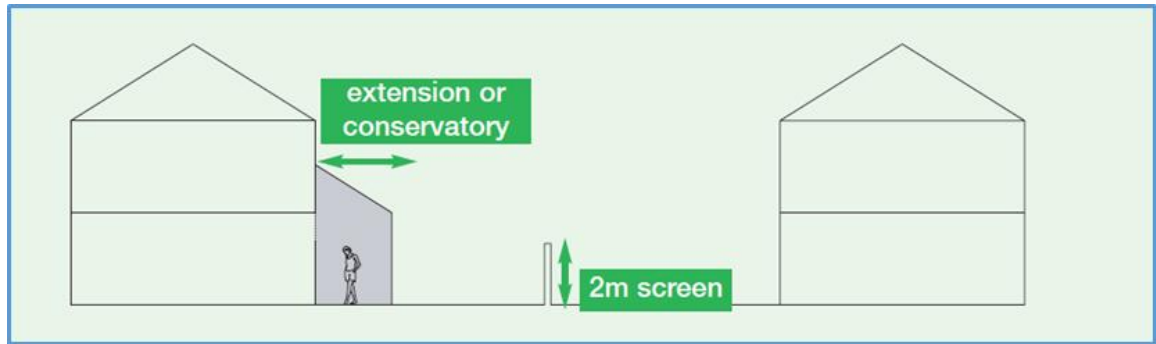
- 6.43 Where a proposed window to a lounge, dining room, bedroom or kitchen will directly face a similar window or a neighbouring property the distance between them should be at least 21 metres in a back to back situation. (see figure 8a) Where direct overlooking of a lounge, dining room, bedroom or kitchen can be avoided by the positioning of the windows then the distance can be a minimum of 18 metres. (see figure 8b)
- 6.44 Where a wall containing windows of a lounge, dining room, bedroom or kitchen overlooks a wall with no windows on an adjacent property the distance should be a minimum of 15 metres. (see figure 8c) If buildings are at different heights, these minimum distances may need to be increased to maintain adequate privacy. (see figure 8d)

Figure 8: Two storey extensions separation distances



- 6.45 Sufficient private garden space should be left after any extensions have been built to firstly, provide private play and amenity space and secondly, to ensure that enough space is kept between neighbouring properties so as to prevent a cramped, overcrowded feel to the area.

Figure 9 Privacy screening



6.46 The erection of a 2 metre screen can provide privacy between a single storey extension or conservatory and a neighbour's garden. (see figure 9, previous page) The Council would prefer the use of natural material, for example hedgerows and trees, instead of wooden fences or blank walls.

6.47 If prospective applicants are considering building decking or a balcony they should ensure that when it is constructed it does not result in overlooking the neighbour's property. The decking or balcony should not dominate the character of the property or its appearance as viewed from the street. Decking areas should be permeable surfaces to avoid soil sealing and an increase in water run-off rates.

6.5 Windows and obscured glazing

6.51 Dormer windows are discouraged to the front of your house, unless they are an existing local feature. Sloping roof lights are less intrusive than dormer windows and can reduce the problems of overlooking. Increasing the roof height of a dwelling by altering the eaves height or pitch is very difficult to achieve satisfactorily and will not be acceptable in a terrace or a street in which heights and roof pitches are the same.

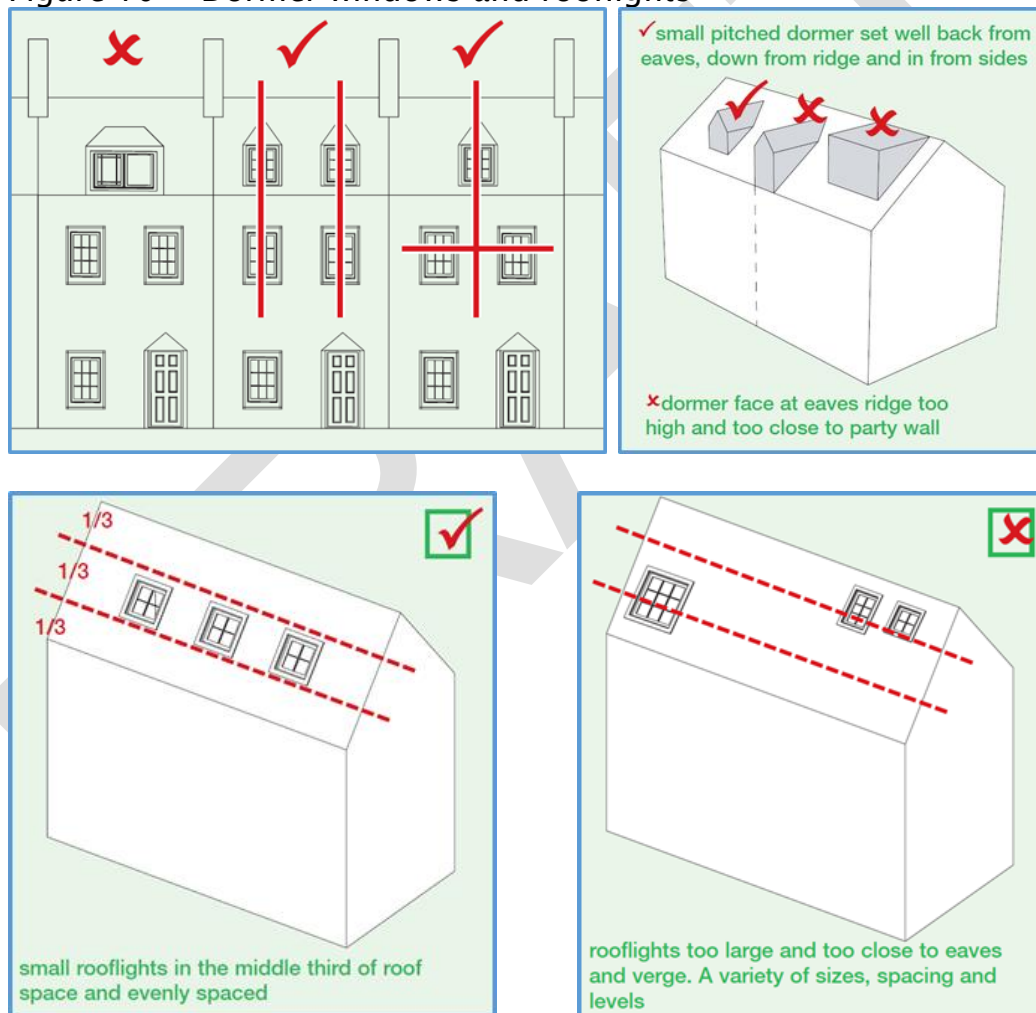
6.52 Prospective applicants should consider the following:

- dormer windows should be subservient to the main roof and use the same pitch and roofing details as the main roof;
- dormer windows should cover no more than a maximum of 50% of the roof area on which it is located;
- dormer windows should normally be set well back from the eaves, down from the ridge and in from the sides of the roof;
- new dormer windows should reflect the design of dormer windows that are an original feature of other buildings in your area or street;
- dormer windows should be positioned to match the pattern of the windows on the rest of your house;
- two smaller dormer windows are often preferred to one large window;
- rooflights should ideally be set within the middle third of the roof slope away from gables or roof abutments and chimneys;
- if there is more than one roof light they should be at the same level, evenly spaced, and of the same size, shape and design.

6.53 The relationship of windows to wall space should reflect the traditional balance. Care must be taken in the positioning and design / treatment of windows overlooking adjoining properties and garden areas, so as not to unacceptably reduce neighbours privacy. Generally walls of extensions should not contain any windows at first floor level where that wall is close to the boundary, unless the window is of obscured glazing. However, obscure glass should only be used in non-habitable rooms such as halls, landings and bathrooms and not in main habitable rooms. There should also be no loss of privacy arising from ground floor windows on extensions or porches.

6.54 Figure 10 provides illustrative examples of acceptable [✓] and unacceptable [X] design with regard to dormer windows and rooflights.

Figure 10 Dormer windows and rooflights



6.6 Garages and outbuildings

6.61 Prospective applicants should reflect upon the following key principles when considering the size, shape and position of a garage or outbuilding:

- Garages and outbuildings should not impact detrimentally on the

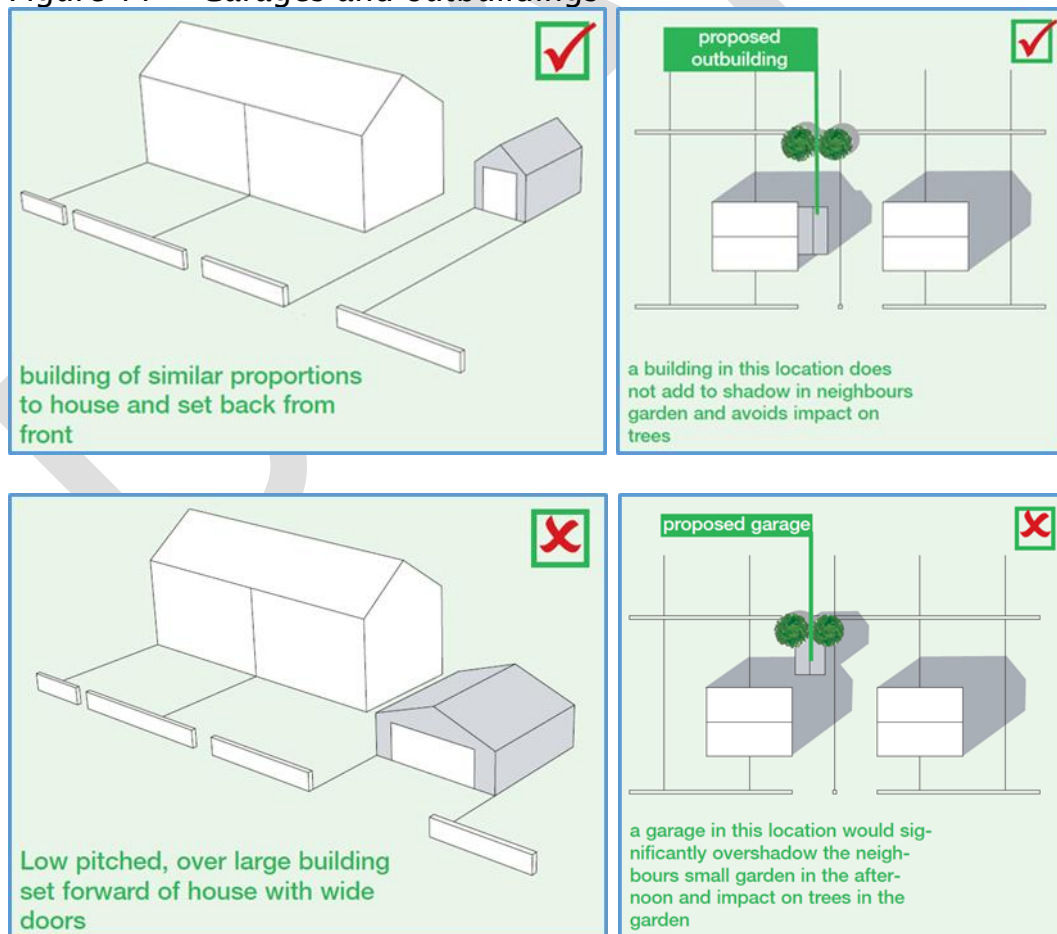
space about buildings and should be designed to take into account access and parking requirements as set out in Denbighshire SPG note 'Parking Requirements in New Developments'.

- They should not result in the loss of trees or other features that are important to the area.
- An outbuilding must be smaller in scale and subservient to the house.
- Garages and outbuildings should normally not be in the front of domestic properties and should not be over dominant in relation to the existing and surrounding properties.

6.62 The Town and Country Planning (General Permitted Development) (Amendment) (Wales) (Order) 2013, Class F, provides landlords with permitted development rights for the installation of a hard surface in front of a residential building to provide for off-street parking. They are however subject to the condition that the new hard surface must be porous or permeable, or run-off water will be directed towards a porous or permeable area.

6.63 Figure 11 provides illustrative examples of acceptable [✓] and unacceptable [✗] design.

Figure 11 Garages and outbuildings



6.7 Sensitive Areas

6.71 The same general principles will apply across the County whether in urban or rural areas. In all cases an extension should be carefully designed and sympathetic in character and appearance to the original building and neighbourhood whether it is located in a rural landscape or high density 'urban' street. However, special considerations will need to be applied to dwellings in the following sensitive areas:

- Conservation Areas;
- Area of Outstanding Natural Beauty (AONB);
- Area of Outstanding Beauty (AOB);
- World Heritage Site Buffer Zone;
- Historic landscapes; and
- dwellings set within corner plots will also require careful consideration.

6.72 Special consideration will also need to be given to buildings listed as being of special architectural or historic interest. Any alterations or extensions which affect the character or appearance of a listed building will require listed building consent as well as planning permission. Prior discussion with a professionally trained conservation architect is advisable.

6.73 Detailed guidance on development in conservation areas, the World Heritage Site Buffer Zone, and works to listed buildings is provided in separate SPGs.

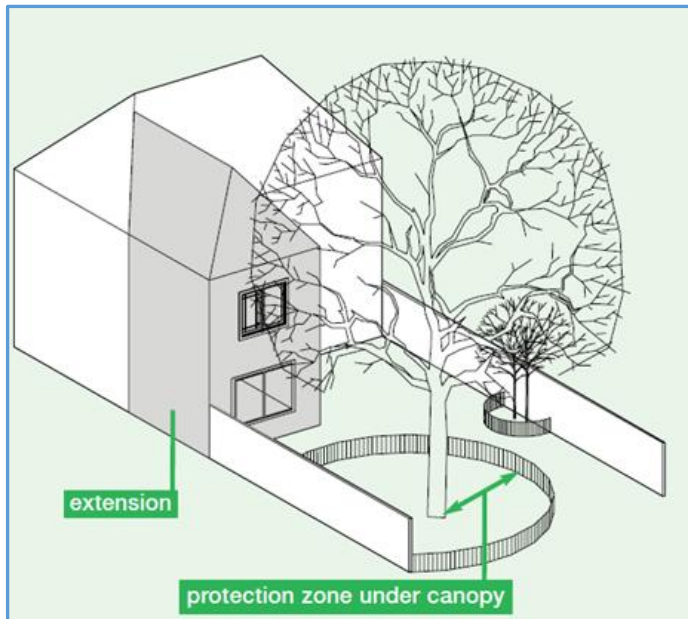
6.8 Protection of trees within the curtilage of the building

6.81 In addition to the provision of planting and landscaping measures undertaken as part of an extension it is also necessary to consider the effect of the extension on existing landscape features. The most obvious of these will be where an extension either necessitates the removal of a tree or is located too close to a tree so as to cause damage to the extension and subsequent removal of the tree.

6.82 Existing trees and planting help make areas more attractive and add to the value of your home. However it is easy to damage trees and planting when carrying out works either by affecting the soil around the root zone or by cutting roots in the construction of services and foundations.

6.83 The roots of large trees generally need to be protected within an area that corresponds with the canopy above. Within this zone building materials should not be stored and roots should not be severed. (see figure 12)

Figure 12 Protection of trees



6.84 Some trees are protected by law by a Tree Preservation Orders. It is illegal to carry out work on, or remove these trees without planning permission. Similar principles apply to trees within a Conservation Area. Prospective applicants are advised to check with the Council before carrying out any work that might affect any of these trees.

6.9 Boundary treatments

6.91 Frontage boundary treatments such as walls, railings and gates contribute to the quality of the street and provide security. They also help to enclose streets and make them more attractive to pedestrians. Streets can become unattractive if frontage boundary treatments vary or are missing.

6.92 The frontage boundary treatments should match height and type of properties on either side. This is particularly important where they are generally the same along a street, or a feature of the locality. New frontage boundary treatments should also not obstruct views of the house from the street, or of the street from the house.

6.92 Figure 13 – consistent frontage treatments contribute to the character of your street and should be retained.



Links

Denbighshire County Council – Supplementary Planning Guidance ‘Conservation Areas’ (March 2015) [English Version]

[http://www.denbighldp.co.uk/Webfiles/SPG/Conservation%20Areas%20\(English\).pdf](http://www.denbighldp.co.uk/Webfiles/SPG/Conservation%20Areas%20(English).pdf)

Denbighshire County Council – Supplementary Planning Guidance ‘Listed Buildings’ (March 2015) [English Version]

[http://www.denbighldp.co.uk/Webfiles/SPG/Listed%20Buildings%20\(English\).pdf](http://www.denbighldp.co.uk/Webfiles/SPG/Listed%20Buildings%20(English).pdf)

Denbighshire County Council – Supplementary Planning Guidance ‘Pontcysyllte Aqueduct and Canal World Heritage Site’ (August 2013) [English Version]

<http://www.denbighldp.co.uk/Webfiles/SPG/spg26.pdf>

7. New Residential Development

- 7.01 The Council set out the policy criteria for sustainable development and good standard design in LDP Policy RD1 (see Appendix 1). Whilst policy-wording specifically refers to development within settlement boundaries, it is expected that proposals located in hamlets and the open countryside will be of equal design standards.
- 7.02 PPW and TAN 12 are clear in expressing that good design goes beyond being visually attractive, and addresses matters such access, area character, community safety, movement and environmental sustainability. Having regard to the 5 objectives of good design, the following paragraphs outline what the Council will look at when assessing proposals for residential development.
- 7.03 It is understood that the amount of detail required greatly depends on the size and location of the development. Prospective applicants are encouraged to clearly set out how site and context analyses carried out in support of the development have informed individual features incorporated in the design. Officers are appreciative of clear signposting in the documentation, and a concise narration pertinent to the explained element.

7.04 There is plenty of guidance available in relation to the individual objectives of good design. It is not the purpose of this document to replicate information provided in other sources. Hence, there is a list at the end of this chapter containing a list of selected design guidance.

7.05 New developments may require contribution towards infrastructure provision in line with local policy BSC3. The policy states that development is expected to contribute to infrastructure provision to meet social, economic, physical and/or environmental infrastructure requirements arising from the development. Detailed information are contained in a forthcoming SPG on Planning Obligations.

7.1 **Site & Context Analysis**

7.11 Starting with a site & context analysis has the benefit of building an important evidence base for future decisions on site design and layout. The results of the process are valuable information that should be incorporated into a variety of supporting documents, where necessary, for example Design and Access Statement, Conservation Area Appraisal, or Ecological Assessments.

7.12 The analyses should not be restricted to the proposed development site but look at the wider local area. Officers are interested in how well the development relates to and connects with the surrounding areas. That means (but is not limited to) taking into consideration adjoining uses of land, locally distinctive buildings or archaeological remains in the vicinity of the site, and the neighbourhood structure.

7.2 **Landscape**

7.21 New development should aim at being well-integrated into the landscape, and retain natural features such as hedges and trees. Site topography is a crucial factor in dependence of the location. Residential development in an exposed or elevated position will require screening and thoughtful consideration of building materials to mitigate a visually-intrusive appearance.

7.22 Providing access to green/ blue infrastructure can have multiple benefits for local communities. It is worth exploring how the open space requirements can be accommodated in relation to existing landscape features, and, hence, being of positive value for future residents. Besides positive health impacts, maintaining or enhancing local features is likely to raise the value of development.

7.23 Many areas in the Vale of Clwyd, along the river Dee, and the coast have been subject to severe flooding over the last decade. Technical Advice Note 15: Development and Flood Risk stipulates that new residential development has to be directed away from areas susceptible to flooding.

It is unlikely that the Council is going to approve proposals set entirely in flood zone C2 (see TAN15). Residential development in flood zone C1 will be subject to strict test (see TAN15) demonstrating how it complies with criteria regarding water depth and velocity.

- 7.24 To reduce flood risk on-site and off-site, prospective applicants should consider the incorporation of Sustainable Drainage Systems (SuDS). The overarching objective is maintaining pre-development run-off rates. SuDS may also bring additional benefits for biodiversity and open space provision, depending on the design solutions suitable in the area.
- 7.25 Prospective applicants should incorporate distinctive features of the natural environment into the site layout but also consider opportunities to enhance the ecological value of the site. Protected species may require an improved habitat due to disturbance caused by the development on their natural environment.
- 7.26 Planning Policy Wales promotes the re-use of previously developed land. This includes residential development depending on the prevailing conditions of the particular piece of land. Hence, the Council is likely to request an assessment of the ground conditions and other potential sources of contamination to ensure no adverse effects on the health conditions of future residents.

7.3 **Open Space**

- 7.31 New residential developments place increased demand on existing open space, sport and recreation facilities both formal and informal. The Council expects developers to include the required amount of formal and informal open space on site within their developments. Commuted sums may be acceptable where it is not feasible to provide open space on site. The onus is on the prospective applicants to provide the supporting evidence.
- 7.32 Open space needs to provide real amenity value to future residents. Small landscaped buffers scattered over the site do little to add any value to a housing estate. There are opportunities to link new open space provision with the surrounding natural environment because many LDP housing sites are located at the edge of market towns and villages.
- 7.33 Recreation and open space should be provided on site in line with local policy BSC11. The policy seeks to ensure that the county minimum standard of 2.4 hectares per 1,000 people is applied to all relevant development proposals. Per dwelling, this equates to 48 sqm outdoor sport, and 24 sqm children's equipped playspace & informal space. The Council made available an open space calculator for interested parties on the website.

Figure 14 Fields in Trust ‘benchmark’ standards, as applied in LDP Policy BSC 11

Type of Open Space	Standard
Outdoor Sport including Playing Pitches	1.6 Hectares/1,000 Population
Children’s Equipped Playspace	0.25 Hectares/1,000 Population
Children’s Informal Space	0.55 Hectares/1,000 Population
Overall	2.4 Hectares/1,000 Population

7.34 Developers are encouraged to provide safe to use open space on site that caters for the needs of different users and age groups. Layout and design features should be drawn up to be as inclusive and accessible for all.

7.35 In line with policy RD1, the development proposal should ensure safe and convenient access for disabled people, pedestrians and cyclists. National planning policy outlines that access should consider all people who may be affected by the development. This includes all age groups across society and people with sensory impairments and learning difficulties. Technical Advice Note 12: Design (2014) page 18 and section 5.4 provides further guidance on inclusive access. Section 7 of the Council’s Parking in New Developments SPG (2014) outlines accessibility requirements for disabled people.

7.4 Accessibility

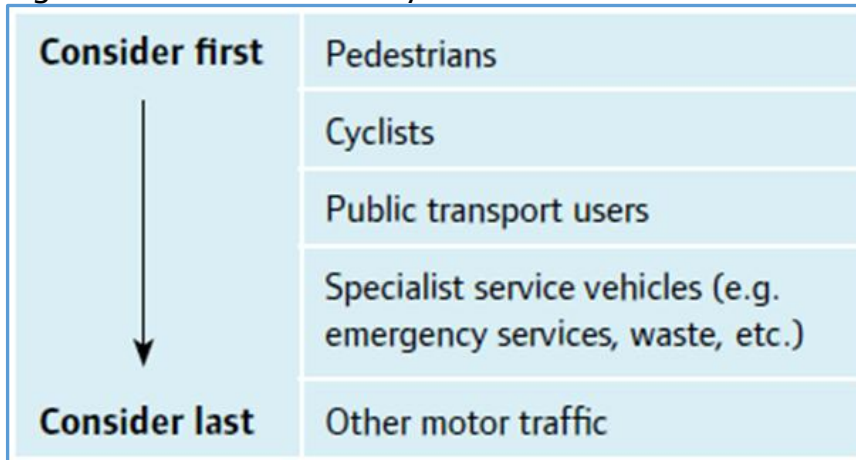
7.41 Site layout, access arrangements and road network should pay reference to the street patterns in the surrounding area – looking at the road hierarchy, principle routes, traffic flow, and how the site can be integrated. Is there any merit in providing more than a singular access point to the site? Are there any alternatives to the provision of a web of cul-de-sacs to make best use of the available space? Detailed guidance on street design and street furniture can be found in Manual for Street.

7.42 To promote the use of alternative means of transport other than the car, links to public transport, walking and cycle routes, Public Right of Way network have to be explored. Can the nearest bus stop easily be accessed? Are there opportunities to link the proposed public open space with the Public Right of Way network, and increase its value for the local community? Development proposals should outline how they support sustainable forms of transport.

7.43 Planning Policy Wales and Technical Advice Note 18 support the need to promote walking, cycling and improved access to public transport, local shops and facilities. The design of the development should have regard to the principles set out in Manual for Streets 2007 (MfS). This involves

affording priority to pedestrians over car use as per figure 15.

Figure 15 User hierarchy



7.44 Consideration should be given to the requirements of the Active Travel (Wales) Act 2013, supported by enhancement measures and design features aiming to improve to the local walking and cycle network. To make walking and cycling easier to local amenities in the area, the layout of the site should seek to integrate with the surrounding area including Public Right of Ways.

7.45 Additional information on accessibility & ease of movement can be found in Denbighshire County Council SPG no. 25 'Residential Development Design Guide'. Information on the provision of parking facilities can be found in Denbighshire County Council SPG on 'Parking Standards in New Developments'.

7.5 Built form

7.51 Considering the microclimate in the area can positively contribute to the new development in light of outdoor space amenity and the incorporation of renewable energies in the design. Are there any landscape features that influence solar gain and the prevailing direction of wind on site? It may be worth considering the orientation of dwellings and the location of open space in light of wind chill, sun paths and rainwater collection.

7.52 Besides mirroring existing street patterns, new buildings and public/private space should be informed by design in the vicinity of the site. Are there any prevailing features that could be extended into the site? It is worth looking at street frontages, orientation and materials of dominant building, building scales and heights, boundary treatment, etc. The purpose of the exercise is to blend new development into the existing landscape and built environment without being perceived as a mere add-on.

7.53 If there are listed buildings, historic structures, or archaeological remains

on or in the vicinity of the site, design and layout have to respond to them; avoiding interference with important views to historic landmarks. Incorporating and responding to historic features contributes to the distinctiveness of a place – raising the value of properties.

7.54 All new development have to consider the safe and accessible storage of waste & recycling bins on site. Poorly designed street patterns, especially cul-de-sacs, provide difficulties for refuse collection vehicles. Recycling provisions have to be considered from the outset of development.

7.6 **Housing density**

7.61 Planning Policy Wales, Chapter 4, outlines how the planning system implements the objectives set out in the Well-being of Future Generations (Wales) Act 2015'. Well-being goal 'A prospective Wales' recognises that land is a finite resource that needs to be planned for in an efficient way. Good design responds to this requirement by considering the efficient use of all resources but land in particular.

7.62 To make the best use of land available for residential development the Council requires a density of 35 dwellings per hectare in line with local policy RD1. It is for the prospective applicant to demonstrate how this criteria has been reflected in the development proposal.

7.63 The LDP allocates residential land to accommodate the ambitious amount of 7,500 dwellings between 2006 and 2021. If individual residential sites fail to meet the required housing density in local policy RD1, increased pressure will be put on land, including unallocated sites, to make up the shortfall. The Council will be faced with a less than 5-year housing land supply that undermines the plan-performance.

7.7 **Mix of houses and tenure**

7.71 Local policy BSC1 sets out that 'Developers will be expected to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment.' This requirement goes beyond the provision of market and affordable houses, and includes the mix of houses addressing the findings and results of the latest local housing market assessment (LHMA).

7.72 The LHMA is an assessment of need, demand and affordability in Denbighshire for a range of different tenure options. It is performing an important strategic function in guiding planning decisions, influencing development plans and can be a significant source of information in making strategic housing decisions. The methodology utilised has been set by Welsh Government and this assessment has followed it, and occasionally adapted it in order to fit Denbighshire.

7.73 A copy of the latest Denbighshire LHMA can be found on the Council's

website. Since there is the need to update the assessment every two years, it will remain an up-to-date source of information reflecting past housing supply and changing external factors such as, household income.

- 7.74 The LHMA identified the following:
- The prevalence of three and four or more bedroom houses in Denbighshire could lead to a lack of supply of other property types. This issue could be exacerbated by the increasing level of one and two person households in the County that was identified earlier in this assessment. (cf. LHMA, page 45)
 - Household projections suggest that the number of households in the County will increase by over 1,100 during the lifespan of this LHMA. The vast majority of these households will be small in size and therefore only need smaller properties. (cf. LHMA, page 46)
 - This LHMA recommends that the majority of development should be geared towards one and two bedroom properties, with this specifically being the case for social rented accommodation. Shared Equity properties should be geared to slightly larger two and three bed property sizes. (cf. LHMA, recommendation (iv), page 194)
- 7.75 LHMA, table 96, indicates that significant proportions of the local population are unable to afford open market housing in terms of both purchase and rental due to the entry level costs. Providing primarily larger 3 or 4 bedroom houses means that there is unlikely to be any positive impact on the local housing market in terms of adjusting the entry level to the market.
- 7.76 Prospective applicants have to demonstrate how their development proposal, in terms of size and number of bedrooms, contributes towards addressing the housing need in the County.
- 7.77 To support the creation of sustainable and inclusive communities, the different types of houses and tenures should be distributed throughout the application site.
- 7.8 Private Outdoor Space or Garden: on-site provision**
- 7.81 Private amenity green space such as domestic gardens and green spaces in and around housing will be sought in all residential developments, including dwellings which have been subdivided, unless it can be demonstrated that there are exceptional circumstances which make such provision prohibitive. Minimum standards for developments are at least:
- 40 square metres for houses, and
 - 50 spare metres for flats with additional 10 square metres per flat.
- 7.82 Further information can be found in the SPG on residential space standards. It should be noted that the provision of private amenity green space does not replace the requirement to provide open space in new

developments in line with local policy BSC 11.

7.9 Infill Development

7.91 The term infill is often misapplied to development proposals. Infill development in the context of local policy BSC 9 refers to the development of one or two dwelling units in a small gap in an otherwise continuous built-up residential frontage within a clearly identifiable cohesive group of houses outside of the development boundary or area of search in hamlets. It does not apply to the development of additional dwellings to the end of a line of existing dwellings (i.e. ribbon development).

7.92 The Council does not wish to provide numerical figures in order to define what may be considered to be acceptable infill in a recognisable group of houses in the open countryside. Each planning application will be treated on its own merits that includes looking at the surrounding built environment. Nevertheless, development proposals have to comply with local policy BSC9, and have regard to the residential amenity standards set out for householder development.

7.10 Community safety and crime prevention

7.101 Any proposal should contribute towards creating attractive and safe public spaces and movement routes. This includes pedestrian and cyclist routes and maximising natural surveillance over public spaces. Where appropriate, Secure by Design measures should be adopted. Active frontages to all streets should be designed into the scheme. This approach will avoid blank elevations and blank walls (including on junctions and rear alleyways) deadening the street scene and creating a perception of an unsafe space. Figure 16 shows how to achieve natural surveillance through minor design alterations.

Figure 16 Examples of crime prevention design (Source: <http://interactive.securedbydesign.com/residential>)



The corner plot white dwelling in this illustration is orientated and overlooks the highway and public realm from both elevations. This approach avoids blank wall elevations facing onto the public realm which offers no natural surveillance and can attract vandalism.

This example shows an open space which benefits from natural surveillance provided by the orientation and overlooking from surrounding dwellings.

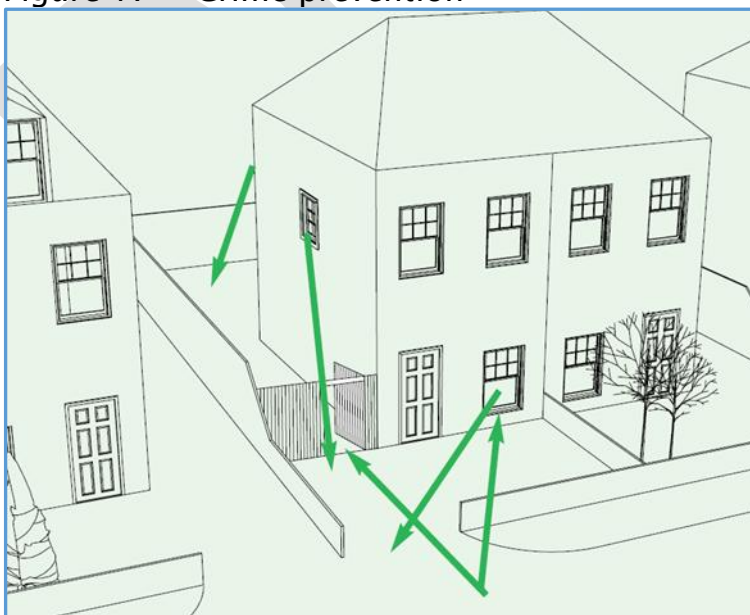


7.102 Prospective applicants may want to consider the following measures to contribute towards crime prevention:

- provide good natural surveillance from the house onto the street, your gardens and driveways which can be achieved by the careful positioning of windows;
- where possible ensure that the parking area can be viewed from the house; and
- low boundaries at the front give maximum visibility but high walls and fences provide good security at the rear whilst side entrances should be lockable;

7.103 Figure 17 – Key security considerations: reducing visibility of rear garden from street; surveillance of drive and street; clear views to street frontage; secure rear fence

Figure 17 Crime prevention



Links

Welsh Government – Technical Advice Note 12 ‘Design’ (July 2014) [English Version]
<http://gov.wales/docs/desh/publications/160316-technical-advice-note-12-en.pdf>

Welsh Government – Planning for Sustainable Buildings (July 2012) [English Version]
<http://gov.wales/docs/desh/publications/150311practice-guidance-planning-for-sustainable-buildings-en.pdf>

Welsh Government – Site & Context Analysis Guide: Capturing the value of a site (March 2016) [English Version]
<http://gov.wales/topics/planning/policy/guidanceandleaflets/site-and-context-analysis-guide/?lang=en>

Welsh Government, Communities and Local Government, Department for Transport – ‘Manual for Streets’ (2007) [English Version]
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdf_manforstreets.pdf

Welsh Government – Design Guidance Active Travel (Wales) Act 2013 (May 2014) [English Version]
<http://gov.wales/topics/transport/walking-cycling/activetravelact/implementation/?lang=en>

Denbighshire County Council – Supplementary Planning Guidance ‘Residential Development Design Guide’ (2007) [English Version]
<http://www.denbighldp.co.uk/Webfiles/SPG/spg25.pdf>

Denbighshire County Council – Supplementary Planning Guidance ‘Parking Standards in New Developments’ (October 2014) [English Version]
[http://www.denbighldp.co.uk/Webfiles/SPG/Adopted%20SPG%20-%20Parking%20Requirements%20\(English\).pdf](http://www.denbighldp.co.uk/Webfiles/SPG/Adopted%20SPG%20-%20Parking%20Requirements%20(English).pdf)

Denbighshire County Council – Open Space calculator
http://www.denbighldp.co.uk/english/spg_new.htm

8. **Landscaping**

- 8.01 Landscaping is a vital component in new developments, and should be considered from the start of setting out site design and layout.
- 8.02 Prospective applicants have to bear in mind that landscaping is an integral part of the design process; just like house numbers, density, site access, etc. The Council is likely to refuse planning permission on the basis of poor landscape proposals.
- 8.03 As outlined above, LDP Policy RD1 ‘Sustainable development and good standard design’ is only applicable to planning proposals within defined development boundaries of a settlement. However, Planning Policy Wales (Chapters 3 and 4) provide the necessary national policy framework to allow for landscape considerations within defined areas of search and the

open countryside.

8.04 A scheme should be designed which fits into the local surroundings as well as satisfying the functional requirements of the development. Buildings, particularly large structures, should where possible be positioned where they will be least intrusive in the overall landscape and space for any large trees and necessary screen planting should be left free of obstructions and services.

8.05 Planning application should be accompanied by a site survey and detailed landscape proposals plan. If relevant to the proposal, planting plants have also to be included in the supporting documents. Failure to submit these details may cause delays to the processing of the application.

8.1 Site survey

8.11 In order to assess the landscape potential of a site and adjacent area, a detailed physical survey should be undertaken prior to the design of the development. Surveys should focus on, but aren't limited to:

- the topography i.e. ground levels, slopes;
- drainage i.e. ponds, ditches, wet areas;
- soil type e.g. clay, sand, loam, acid or calcareous soils;
- Vegetation, i.e. the species, height and condition of trees, shrubs and hedges on or adjacent to the site. (The accurate position and extent of the vegetation, including overhanging trees, should be plotted.);
- boundaries i.e. walls and fences, indicating materials and building style;
- existing underground and overhead services;
- site features e.g. buildings, paths, steps;
- views i.e. good and poor views within the site, from the site outwards and from outside viewpoints into the site;
- climatic conditions i.e. prevailing winds, sheltered areas, areas in sun or shade; and
- wildlife interest and the presence of protected species.

8.12 It is recommended to employ a landscape architect to ensure that all work carried out complies with professional standards. Information on the natural environment may already be recorded or could inform other supporting documents, for example tree surveys, ecological information.

8.13 If trees on the site or along the site boundary would be affected by the proposed development the applicant should check whether these are covered by a Tree Preservation Order. The removal of hedgerows could be an offence under the Hedgerow Regulations 1997 or other natural environment legislation. Detailed information on hedgerows and trees can be found in Supplementary Planning Guidance on 'Trees and Landscaping' and 'Conservation and Enhancement of Biodiversity'.

8.14 The landscape scheme for residential areas should include space for large growing trees in public open spaces, beside roads, footpaths or on the edges of the development. Small trees and shrubs are usually most appropriate for the confined space of small gardens. Planting is particularly valuable on the edge of urban areas or villages to break up views of new developments from the surrounding countryside. The design of the landscape should take crime prevention into account, particularly in areas of open space and on footpaths to avoid creating enclosed or isolated spaces away from public view.

8.2 Retention of existing features

8.21 Trees and hedges to be retained within a development area should be shown on the landscape scheme. Fences should be positioned to the outside of the crown spread of the trees to be protected before any site development is begun in order to prevent compaction or damage to the tree roots. Trees, shrubs and hedges to be removed should also be indicated on the landscape drawing.

8.22 Ponds, ditches and other water features should also be shown on the landscape scheme and carefully protected and fenced prior to development.

8.23 Walls and hedges on the site frontage should be retained or extended where typical of the area, or repositioned if required to improve sight lines. Care should be taken to use the same building techniques for replacement walls and to replace hedges with similar species to those removed, including any associated ground flora of interest, which should be set aside and reinstated.

8.3 Planting Plans

8.31 The planting of native trees and shrubs typical of the locality is encouraged as these are most likely to be suitable for the soil and climatic conditions and grow well, helping to integrate the site into the surrounding landscape. In rural areas the planting of hedge species typical of the area is preferred and the use of rapid growing conifers, for instance, is not favoured in prominent locations. Ornamental planting is generally more appropriate within gardens and in urban and industrial areas.

8.32 Detailed planting plans should show:

- the species or variety of trees or shrubs in each planting area;
- the form and size of the plants i.e. height, girth, spread or container size;
- the density of planting i.e. the number of plants in each planting area;

- the proposed protection from vandalism, grazing stock or rabbits, i.e. fencing, rabbit guards.

8.4 Maintenance

- 8.41 Details of proposed maintenance of planting will be required in the form of weed control, watering and the replacement of any failures for a period of five years following planting.
- 8.42 The level of proposed maintenance should be considered and where low maintenance is required, such as in industrial estates and on road sides, reflected in the selection of species and density of planting. Species diversity can be encouraged in amenity areas and verges.
- 8.43 The management of existing site features of wildlife value such as water areas, species rich grassland coppice and woodland, as well as newly created habitats, should be detailed. Larger schemes such as areas of open space will require management schemes for long term maintenance and these should be detailed as part of any submission.

8.5 Hard landscape

- 8.51 The hard landscape should contribute to a scheme if properly located and designed with the use of appropriate materials which relate to the surroundings. A landscape scheme should indicate proposed roads, parking and paved areas, paths, steps and ramps showing materials and levels. The materials selected for surfacing should be in keeping with the character of the area and with the existing or proposed buildings. The traditional materials of the area and local stone should be used where appropriate. Surfacing should be kept simple and the colour range controlled as over-elaborate schemes are unlikely to be aesthetically pleasing.
- 8.52 In schemes such as farm outbuilding conversions, simple surfacing materials such as crushed aggregate, hoggin or tarmac with an exposed aggregate is generally preferable to more modern elaborate concrete paving. In town centres traditional materials using traditional techniques for laying should be used in most instances.
- 8.53 Consideration should be given to the future repair and maintenance of surfaces to ensure materials are chosen which can be replaced if damaged or if access to underground services is required. The landscape scheme should show the position, materials and construction of any new walls, fences, structures, lighting and street furniture which should be in character with the area, and differ in rural and urban situations. Any furniture that is introduced should be appropriate to the development and its surroundings as a whole.

9. Appendices

Appendix 1 – Local policies

- A.1 The following list provides a brief overview of local policies that might be applied to residential development proposals. Prospective applicants are advised to look into the Denbighshire Local Development Plan 2006 – 2021 (LDP) main document for detailed policy wording. Reference to existing or forthcoming Supplementary Planning Guidance (SPG) notes has also been included where applicable.

RD 1 – Sustainable development and good standard design

- A.2 Good design is a key element in sustainable development and this policy aims at promoting high standards of design in terms of built development, including the standard of architecture, and in securing the best environment through landscape design. All new developments must consider enhancing and respecting their surroundings and contribute towards the local identity.
- SPG: Residential Development (this document)
 - SPG: Residential Space Standards (November 2013)

RD 3 – Extension and alteration to dwellings

- A.3 This policy seeks to ensure that extensions to dwellings are designed to complement and/or enhance the existing property and the surrounding area. Extensions which are out of character or would not be subordinate to the original dwelling will not be permitted.
- SPG: Residential Development (this document)

RD 4 – Replacement of existing dwellings

- A.4 Applications for the erection of a new dwelling on the site of a former dwelling outside the development boundary will be treated as an application for the erection of a new dwelling. However, there may be occasions when an existing dwelling in the open countryside is either inappropriately sited or is deficient in facilities. In order to qualify for consideration for a replacement dwelling, a dwelling should have a lawful existing residential use right as defined by Town and Country Planning Act 1990.

RD 5 – The Welsh language and the social and cultural fabric of communities

- A.5 The needs and interests of the Welsh language will be taken into account. Development could be refused if its size, scale or location would cause significant harm to the character and language balance of a community. The scale of development will determine the likely

impact on community life and smaller settlements. Depending on the type of development and proposed number of dwellings, planning applications may have to be accompanied by a 'Community Linguistic Statement' or a 'Community and Linguistic Impact Assessment'.

→ SPG: Planning and the Welsh language (April 2014)

BSC 1 - Growth strategy for Denbighshire

- A.6 Area of significant housing growth in the Local Development Plan have been linked to accessible locations which take account of environmental constraints and the opportunities for the sustainable development of communities. Providing opportunities for the right scale and mix of housing to meet the needs of a growing population including the provision of safe and affordable housing are key considerations. Tables set out expected housing numbers from specific land allocations and existing commitments in 'Lower Growth Towns' and 'Village'.

→ SPG: Residential Development (this document)

BSC 3 - Securing infrastructure contributions from development

- A.7 Where relevant, development will be expected to contribute to the provision of infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from the development. Measures to mitigate the impact of development will be identified at the planning application stage. Requirements will be fairly and reasonably related in scale to the development and its resulting impact.

→ SPG: Planning Obligations (forthcoming)

BSC 4 - Affordable Housing

- A.8 All developments of 3 or more residential units are expected to provide a minimum of 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on developments of less than 10 residential units.

→ SPG: Affordable Housing (May 2014)

BSC 6 - Local connections affordable housing in hamlets

- A.9 New dwellings in the hamlets will be restricted to affordable housing only in order to meet local affordable housing need. An applicant must have a strong local connection with the Community Council area in accordance with the Council's Local Connections Policy.

→ SPG: Affordable Housing (May 2014)

BSC 8 - Rural exception sites

- A.10 Exceptions sites will be considered adjacent to villages where allocated sites exist within the development boundary but have not been brought forward. Evidence must be produced to demonstrate that any allocated sites are not likely to come forward. Affordable housing will still be required on allocated and windfall sites within the development boundary in line with policy BSC 4 Affordable Housing as need is constantly arising and to avoid land owners not bringing land forward until they feel that there will be no affordable housing requirement.
- SPG: Affordable Housing (May 2014)

BSC 9 - Local connections affordable housing within small groups or clusters

- A.11 It is acceptable to build new housing within or adjacent to groups or clusters of existing houses in rural areas. The opportunities to build houses in these locations are generally limited due to the need to reduce travelling. Applicants must have a connection with the Community Council area in accordance with the Council's Local Connections Policy, as stipulated in the Supplementary Planning Guidance on Affordable Housing.
- SPG: Residential Development (this document)
 - SPG: Affordable Housing (May 2014)

BSC 11 - Recreation and open space

- A.12 The need for new developments to make adequate provision for recreation and open space for the benefit of its residents is well established. Open space can include open space within housing developments, formal sports pitches, allotments and informal natural green and amenity space. The Council expects developers to include the required amount of formal and informal open space within their developments and on site.
- SPG: Open Space (forthcoming)

PSE 4 - Re-use and adaptation of rural buildings in the open countryside

- A.13 This policy confirms that consistent with national policy, re-use of rural buildings for economic purposes will be supported. Policy PSE 4 goes on to state that where an employment use has been demonstrated to be unviable that residential conversion to meet local affordable needs may be considered.
- SPG: Re-use and adaptation of rural buildings (April 2015)

VOE 1 - Key areas of importance

- A.14 This policy includes locally designated or identified areas. The intention is to supplement national policies where further recognition is required at the local level. Planning Policy Wales (PPW) and Technical Advice Note (TAN 5) 'Nature Conservation and Planning' provide information about statutory nature designations and the different levels of protection.

VOE 2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

- A.15 Consideration will be given to both the impact of development within the AONB and AOB and the likely impact of development on the setting of the AONB and AOB. Important views to and from the AONB and AOB will be protected.

VOE 3 – Pontcysyllte Aqueduct and Canal World Heritage Site

- A.16 Pontcysyllte Aqueduct and Canal World Heritage Site contains a number of outstanding and internationally important features. Development which would harm the attributes which justified the designation of the Pontcysyllte Aqueduct and Canal as a World Heritage Site and the site's Outstanding Universal Value will not be permitted.

→ SPG: Pontcysyllte Aqueduct and Canal World Heritage Site (August 2013)

VOE 5 – Conservation of natural resources

- A.17 The County has a varied landscape and natural environment which supports a rich variety of habitats and species, some of which are nationally rare (e.g. oak woodlands and upland moors). Sites designated under national and international legislation will be protected under the terms of relevant legislation. Proposals for development must be accompanied by ecological information appropriate to the scale and potential impact of the proposal.

→ SPG: Conservation and Enhancement of Biodiversity (forthcoming)

VOE 6 – Water management

- A.18 The use of Sustainable Drainage Systems (SuDS) to manage surface water flows is an important tool in minimising flood risk by increasing permeable surfaces in an area which allows water to seep into the ground rather than running off into the drainage system. The effective use of permeable surfaces, soakaways and water storage areas should be incorporated in all new development where technically possible.

→ SPG: Residential Development (this document)

ASA 3 - Parking standards

- A.19 Development proposals will be expected to provide appropriate parking spaces for cars and bicycles. Maximum parking standards will be applied throughout the County to reduce the over-reliance on the car. Their purpose is to minimise individual car-based trips and to promote sustainable transport means.
- SPG: Parking Requirements in New Developments (October 2014)

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