

Planning and Regeneration Service

Householder Design Guide

Supplementary Planning Document



London Borough of Redbridge

Householder Design Guide

Supplementary Planning Document

January 2012

Foreword

The importance of good design cannot be underestimated. Whether a large scale major development or a small scale householder extension or alteration, good design principles must be adopted throughout the borough.

In order to achieve high quality design at the domestic level, the Council has produced this Householder Design Guide Supplementary Planning Document that will provide design advice for householders to help ensure that new residential extensions and alterations are of the highest design quality.

A well designed extension or alteration to your home can have many benefits, including helping to reduce energy bills; make more efficient use of your land; help to improve a person's well-being and quality of life; as well as enhancing the appearance of the local area. Equally, a badly designed residential extension can have a negative impact on the attractiveness of a residential neighbourhood and potentially devalue your property.

This document sets out the key design principles for a range of residential extensions and alterations, including rear and side extensions, roof alterations and other works that can be undertaken within the curtilage of a residential dwelling. These principles help to provide further guidance on existing Council policy in the Local Development Framework (LDF).

As a Supplementary Planning Document within the LDF it will also help the Council to better defend its decisions at appeal by setting a high standard for the design quality of domestic extensions and alterations in Redbridge.

The public consultation undertaken in preparing this document has been very valuable and has provided many useful comments that have helped shape its contents. I would therefore like to thank Council officers, members of the public, community groups, local businesses and fellow Councillors.

Councillor Nick Hayes
Cabinet Member for Planning and Regeneration



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PART A
Background and Key Context

A1. Introduction

A1.1 This Supplementary Planning Document (SPD) has been prepared as a design guide to assist householders when considering an extension or alteration to their home. An alteration to a residential house or garden may have an impact, not only on its own setting, but also on the wider townscape and neighbourhood. It is therefore essential that these types of proposals achieve the highest design quality.

A1.2 The SPD covers all types of householder development, although not all proposals will require planning permission. Where this is the case, the SPD will act as good practice. It is the responsibility of the householder to check whether any proposed works require planning permission and/or Building Regulations consent.

A1.3 The SPD is split into two parts. Part A (this section) sets out the background and statutory policy context and Part B provides the detailed design guidance. This enables both Officers and householders to refer to the relevant sections with greater ease. More detail on how to use this guidance can be found in Figure 1 on page 3.

A1.4 Permitted Development

Under the General Permitted Development Order 1995 (as amended 2008) certain extensions and alterations do not require planning permission. The Department for Communities and Local Government has published 'Permitted Development for householders Technical Guidance' (August 2010), available on the Government's Planning Portal website¹, which provides more detail on the types of domestic alterations covered under Permitted Development.

A1.5 It is the responsibility of the householder to check if their property is a Listed Building, within a Conservation Area, and/or subject to an Article 4 Direction or planning condition as this may have restrictions on permitted development rights.

A1.6 Planning Permission

Where planning permission is required for a householder extension or alteration, proposals are assessed against policies in the Local Development Framework (LDF), specifically Policy BD5 (Extensions to Existing Dwellings) in the Borough Wide Primary Policies Development Plan Document (May 2008), below.

¹ 'Permitted Development for householders Technical Guidance' (August 2010) (http://www.planningportal.gov.uk/uploads/100806_PDforhouseholders_TechnicalGuidance.pdf)

Policy BD5 – Extensions to Existing Dwellings

Planning permission will only be granted for extensions to existing residential properties where:

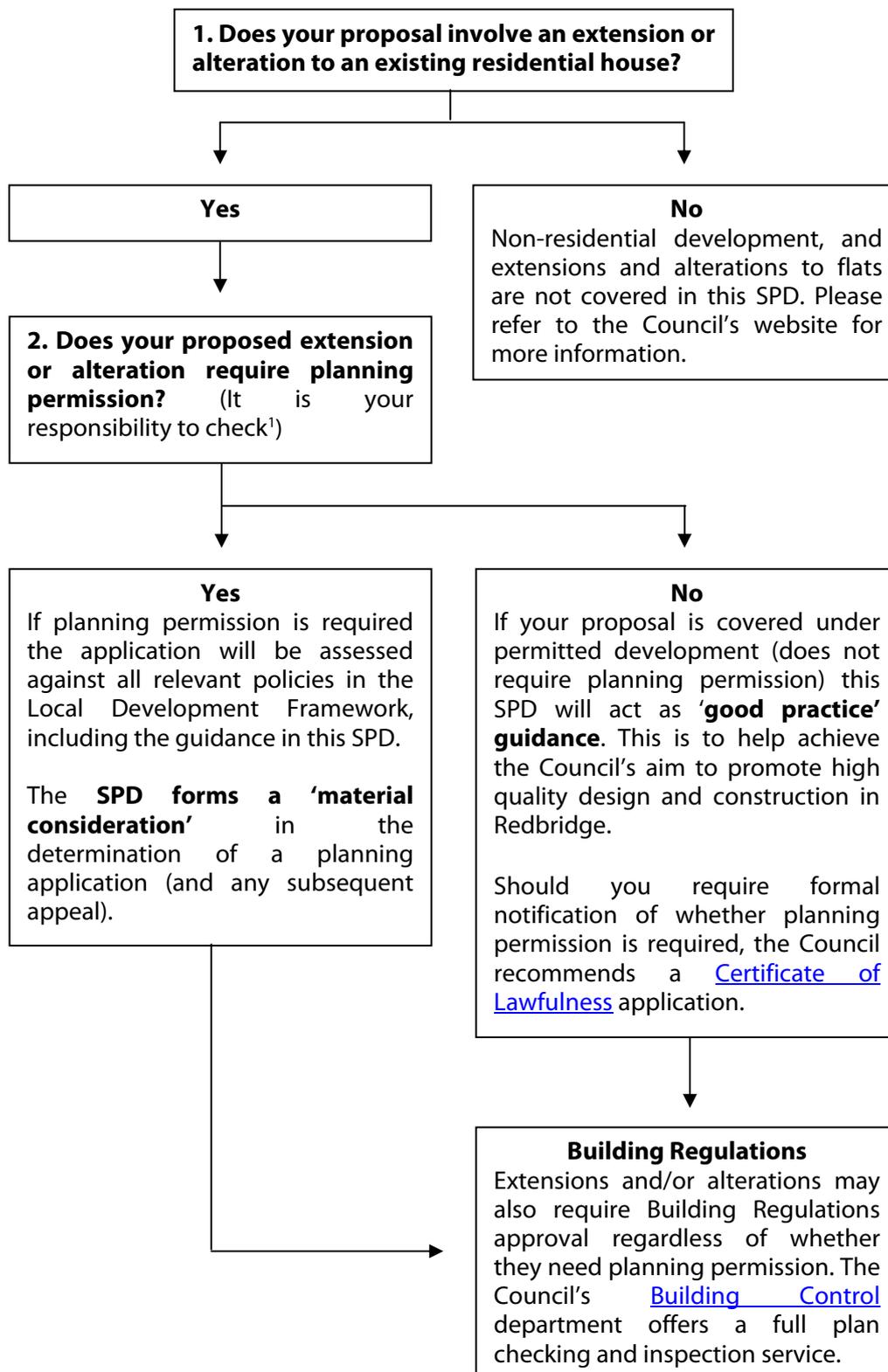
1. They complement the character of the building, particularly in terms of scale, style, form and materials.
2. They do not dominate the existing building in terms of size, scale or height.
3. They incorporate a roof profile and materials sympathetic to the existing dwelling.
4. Side extensions of detached or semi-detached dwellings do not create an unbroken or terraced appearance along the street frontage.
5. Sufficient amenity space is provided in accordance with Policy BD4.
6. Dormer windows do not dominate the existing roof profile (rear dormers do not occupy more than 40% and side dormers 25 % of the roof face), nor rise above or break the existing ridgeline or hip of the roof, are set in approximately one metre from each boundary and the eaves are finished in materials to match the existing roof. Front dormers will not generally be permitted.

A1.7 Scope of the SPD

The Householder Design Guide SPD elaborates on Policy BD5 and others in the Local Development Framework to assist householders in developing a proposal that is well designed, sustainable and contributes to the character of the locality. It is also intended that the SPD will help to provide some guidance to householders, avoiding unnecessary delays when seeking planning permission. Each proposal will be considered on its merits, having regard to the site, its locality and the design of the proposal.

Figure 1: How to use this Design Guide

The flow chart below shows how to use this guide and how it may affect your proposal. More information can be found on the Redbridge website at <http://www.redbridge.gov.uk/planning>.



1. 'Permitted Development for householders Technical Guidance' (August 2010) (http://www.planningportal.gov.uk/uploads/100806_PDforhouseholders_TechnicalGuidance.pdf)

A2. Policy Context

A2.1 Proposals for householder development that require planning permission are assessed against policies in the Local Development Framework (LDF), which forms the statutory development plan for Redbridge. In addition to Policy BD5 (Extensions to Existing Dwellings), the following policies and Supplementary Planning Documents/Guidance are also relevant.

A2.2 Core Strategy Development Plan Document (DPD) (March 2008)

The Core Strategy sets out the overarching spatial strategy for Redbridge over the next ten years. Strategic Policy 3 (Built Environment) below sets out the general design principles for new development in Redbridge.

Strategic Policy 3: Built Environment

The Council will ensure that the Borough's built environment will be of a high quality that serves the long-term needs of all residents by:

- a) Preserving or enhancing the character or appearance of conservation areas.
- b) Preserving the architectural or historic interest of Listed Buildings and their settings.
- c) Protecting, enhancing and preserving sites of archaeological interest and their settings.
- d) Requiring all new buildings to be designed to a high standard and to be in accordance with principles of sustainable construction to minimise energy use and the production of greenhouse gases.
- e) Requiring spaces around buildings to be well-landscaped, safe, healthy and accessible to all.
- f) Requiring all new development to respect the amenity of adjoining properties and the locality generally.
- g) Promoting water conservation and re-use and improving the water quality through sustainable drainage systems and control surface runoff.

A2.3 Borough Wide Primary Policies Development Plan Document (May 2008)

Policies in the Borough Wide Primary Policies DPD provide more detailed criteria and assist with determination of planning applications for development proposals. The key policies to consider for householder extensions and alterations (in addition to Policy BD5) are set out below:

Policy BD1 – All Development

Proposals for all forms of development must incorporate high quality sustainable construction techniques reflecting the Council's Supplementary Planning Guidance on Urban Design (September 2004) and Sustainable Design and Construction (May 2005). To gain planning permission, a development proposal must:

1. Be compatible with and contribute to the distinctive character and amenity of the area in which it is located.
2. Be of a building style, massing, scale, density and design appropriate to the locality.
3. Realise the potential of the land.
4. Contribute to local architecture and design quality.
5. Protect or enhance the effects on valuable habitats and species.
6. Ensure that landscaping is an integral element in layout design, taking account of existing physical features (e.g. trees, hedgerows, walls, etc).

Where appropriate, trees and shrubs should augment the amenity and appearance of the site.

7. Not prejudice the amenity of neighbouring occupiers by unreasonably restricting sunlight, daylight or privacy to their properties.
8. Create safe and secure environments and reduce the scope for fear and crime by taking into account the Police Service's "Secure by Design" Standards.
9. Be designed to meet the needs of all and include provision for disabled access to, and within public areas.
10. Include appropriate provision for the storage and collection of waste and recyclable material.
11. Demonstrate that there is no significant adverse impact on surrounding uses in terms air, water, noise pollution, and of fume and smell nuisance.
12. Where appropriate provide evidence that there is capacity in utility infrastructure, including water, foul drainage, sewerage and telecommunication.
13. Where appropriate, demonstrate that there is the provision to connect with broadband information technology infrastructure.

Justification

In keeping with Strategic Policy 3 (Built Environment), the determining criteria in this policy provide design guidance with which all forms of development are required to comply. This ensures that all development is of a high quality and respects the character and amenity of the area within which it is located.

The Council seeks to ensure that developments should operate in a sustainable and environmentally friendly manner, which optimises resources and limits environmental damage. Therefore it is keen to promote sustainable practises in design and construction, through its Sustainable Design and Construction Supplementary Planning Guidance (May 2005). The Supplementary Planning Guidance provides advice about maximising the use of land and buildings, reusing material, energy efficiency, waste management and transportation.

Policy BD4 – Amenity Space in New Residential Development

1. In town centres, new or converted dwellings may be permitted without amenity space if they are non family units. Elsewhere, the Council will grant planning permission where new development provides amenity space in accordance with the following minimum standards:

- (a) New converted or extended residential development – 20 sq. metres amenity space per habitable room.
- (b) Sheltered housing – 12 sq. metres amenity space per habitable room.
- (c) Residential institutions – 6 sq. metres amenity space per resident.
- (d) Residential development of flats – When a habitable flat is provided with balcony in excess of 4 sq. metres, then the amenity space requirement for that room shall be reduced to 15 sq. metres.

2. In all cases, amenity space in new residential development should:

- (a) Be compatible with the prevailing pattern in the surrounding area.
- (b) Be of a usable and practical configuration.
- (c) Be of an appropriate scale to ensure usability.
- (d) Be 'fit for purpose' in terms of the particular building it serves.
- (e) Incorporate high quality landscaping.
- (f) Achieve freedom from overlooking, and privacy, between the rooms of one

house and those of another.

- (g) Where open space is provided for flatted development and sheltered housing, the needs of the likely occupants of the dwellings and the character of the surroundings should be taken into account.
- (h) Result in an acceptable relationship between buildings.

The Council will calculate amenity space by excluding areas used for parking (such as driveways) and buffer strips less than 1.5 metres wide.

The Supplementary Planning Guidance on Amenity Space and Residential Development (October 2005) sets out further guidance on amenity space in new residential development.

Justification

Policy BD4 provides developers with clear quantitative and qualitative requirements for provision of amenity/open space in new residential development. This is essential to help maintain the quality of the Redbridge environment. The Council will encourage innovative ways of providing amenity space including roof gardens / green roofs. Such use of space can provide functional amenity space and wildlife habitat, as well as reducing urban run off and providing insulation.

A2.4 Supplementary Planning Documents

Other Supplementary Planning Documents provide additional explanation and elaborate on policies contained within Local Development Documents. A number of adopted Supplementary Planning Documents are also relevant to householder development. These are detailed below:

- The *Sustainable Design and Construction SPD* (January 2012), sets out the Council's sustainability requirements and good practice for both new and existing development.
- The *Amenity Space and Residential Development SPG* (October 2005) provides greater detail on the application of Policy BD4 (Amenity Space in Residential Development) to ensure that high quality and sufficient levels of amenity space are provided as part of new residential and householder development.
- The *Trees and Landscaping SPD* (June 2006) highlights the importance of good landscaping and tree provision and protection as part of all new development, to help create and enhance a high quality urban environment.
- The *Urban Design Framework SPG* (March 2004) sets out the key urban design principles for new development and public realm in Redbridge.

PART B
Detailed Design Guidance

B1. The Importance of Good Design – General Principles

- B1.1 Good design in residential alterations and extensions can help improve people's well-being and quality of life; improve neighbourhood amenity; help reduce energy bills; avoid wasting natural resources; make more efficient use of land; as well as enhancing the appearance of the local area.
- B1.2 The importance of good design has been recognised and is being promoted through national and regional policy, and locally through the Council's own policies, as set out in Part A of this guide.
- B1.3 Poorly designed and unsympathetic alterations and extensions will affect the appearance of the property and have an adverse effect upon neighbours, and potentially on the streetscape within which it is located.
- B1.4 Well designed alterations and extensions, using quality materials, should be of a scale and form which is in keeping with the house, and sympathetic to existing proportions, and roof design. The proposal should generally appear subordinate to the existing house, with appropriately selected windows, materials and detailing.
- B1.5 Extensions and alterations to residential dwellings should also take into account the principles set out in the Police's 'Secured by Design' standards¹. These standards place an emphasis on the design and planning of new development to enhance community safety.
- B1.6 Listed Buildings, Conservation Areas, Article 4 Directions and Residential Precincts**
More stringent planning controls apply to both listed buildings and buildings located in Conservation Areas. This is in order to help preserve and enhance their setting, character, and architectural and/or historic interest, in accordance with Policy E3 (Conservation of the Built Heritage) in the Borough Wide Primary Policies DPD.
- B1.7 Permitted development rights do not apply to listed buildings. External works to listed buildings will require Listed Building Consent and/or planning permission, depending on the nature of the proposal. Development within the curtilage of a listed building, such as outbuildings or garages, will also require planning permission.
- B1.8 For houses located in Conservation Areas, some alterations and extensions may be permissible under permitted development. However other forms of development normally permitted will require a planning application to be submitted. Where planning permission is required for development proposals for homes located in Conservation Areas, an understanding and assessment (Design and Access Statement) of the building's significance, and the special interest of the Conservation Area will be required.
- B1.9 Permitted development rights can be further limited by an Article 4 Direction. If such a direction is in place planning permission may be required for house alterations that would not normally be permitted development.

¹ Further information can be found at www.securedbydesign.com

B1.10 Residential Precincts are estates of special character worthy of conservation but do not satisfy the stricter legal tests applied to Conservation Areas. Householder proposals in a designated Residential Precinct must respect the intrinsic character of these areas.

B1.11 Tree Preservation Orders

The Council has powers to protect trees by making them the subject of a Tree Preservation Order (TPO). It is an offence to cut down, top, lop, uproot, damage or destroy such trees without the Council's permission. The Council also needs to be notified of work to trees, including removal, within Conservation Areas, regardless of whether they are protected by a TPO.

B1.12 Flood Risk

In areas of Redbridge at risk of flooding (Flood Zones 2, 3a and 3b), proposals for extensions and alterations should demonstrate that flood risk has been adequately addressed and not increased. Reference should be made to the Environment Agency's *'Flood Risk Standing Advice'*² and the Communities and Local Government guidance *'Improving the flood performance of new buildings: flood resilience and construction'*³.

B1.13 Contacting the Council

It is the householder's responsibility to check if any of the above designations affect a property before carrying out any works. Further information can be found on the Council's website.

B1.14 Building Regulations

The Building Regulations ensure that building work is carried out correctly for the health and safety of people in and around buildings, the welfare and convenience of building users (including access), and the conservation of energy. If a proposal involves the erection, extension or alteration of a building, it is likely that an application will be required under the Building Regulations. Further information can be found on the Council's website.

² <http://www.environment-agency.gov.uk/research/planning/82584.aspx>

³ <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

The guidance in this section, in conjunction with General Principles (set out in section B1), will help ensure that proposals preserve the character of the original dwelling and the established streetscape, and help protect the amenity of neighbours.

B2. Side Extensions

B2.1 This section applies to single and two storey side extensions. This section is relevant to points 1, 2, 3, 4 and 5 of Policy BD5.

B2.2 The Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008)⁴ sets out the maximum dimensions of side extensions allowable without planning permission, as well as other considerations such as roof pitch, materials and windows.

B2.3 General

Side extensions to properties require a sensitive approach to design, ensuring that the appearance of the existing house is respected.

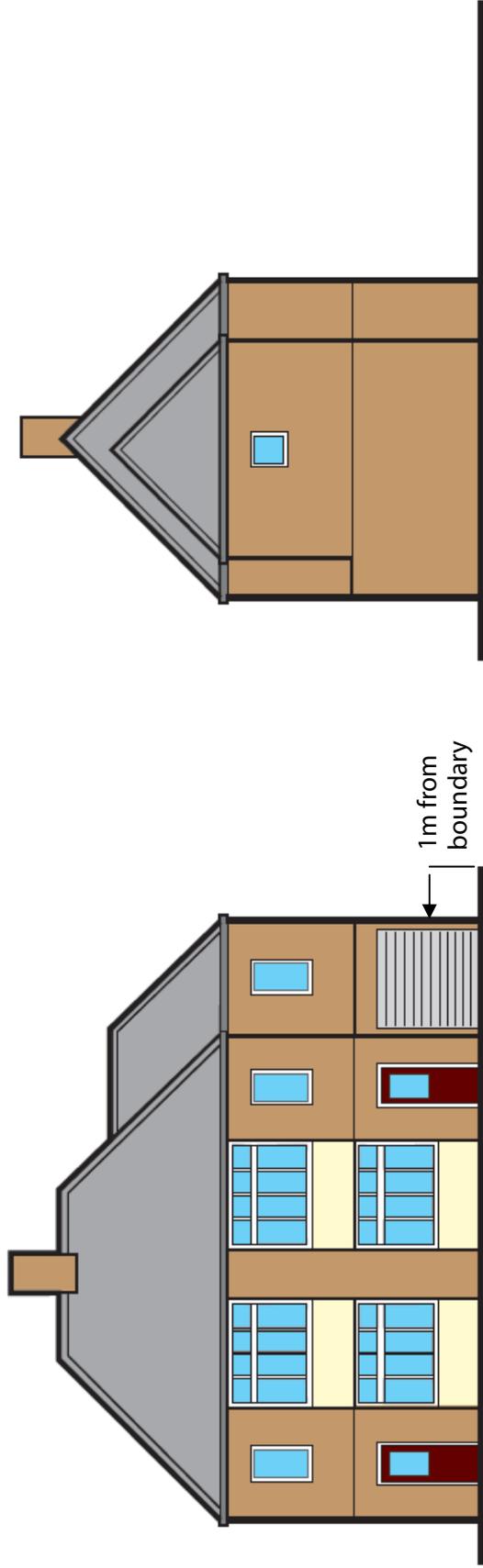
Design principles for side extensions are as follows:

- Materials, detailing and fenestration patterns should match the existing house.
- In order to minimise impact on the streetscene, proposals should be appropriate to the existing house and its context.
- Consideration should be given to avoid blank elevations on flank walls, where adjoining public realm.

B2.4 Semi-detached housing is generally designed to be symmetrical. By adding a volume to one side, the appearance of the front of the houses can become visually unbalanced.

B2.5 Side extensions to properties on corner plots may be acceptable if they are not overly prominent, nor out of character with the streetscape. The building line of the side street should be respected, and the impact of the proposal on the side street will be taken into account. The side of the extension should provide visual interest to the side street, and not simply a blank façade.

⁴ Schedule 2, Part 1, Class A – The enlargement, improvement or other alteration of a dwellinghouse.



1 m from boundary

Set side extension back, taking new roof into existing roof

Side elevation of side extension, showing upper level set back

Figure 2.1: Good example of a two storey side extension to a semi-detached dwelling

B2.6 Single Storey

Single storey side extensions, if well designed should have minimal impact on the appearance of the locality and amenity of neighbours, whilst providing additional living space.

Design principles for single storey side extensions are as follows:

- The side extension should generally be set back at least 1m from the side boundary on each side to avoid encroaching on the adjacent property, and to allow access to the back garden.
- Proposals for side extensions to dwellings on the end of a terrace (but not on a corner plot) should be sensitively designed to avoid an adverse impact on the group of buildings.
- Proposals for side extensions on the end of a terrace, and on a corner plot, should respect the character of the side street and be set back to reflect the building line there.

B2.7 Two Storey

Two storey extensions, in particular, should be designed to avoid overshadowing or overlooking neighbouring property, and to avoid being visually dominating.

Two storey side extensions should generally:

- Be set back from the front wall of the original dwelling by at least 1m (See Figure 2.2). In some cases a greater setback may be required to reduce the prominence of the side extension, such as for properties occupying corner plots, or end terraced properties.
- Set back extensions at first floor level (above an existing ground floor) a minimum of 0.5m from main front wall in order to avoid a terracing effect and ensure the extension remains subordinate.
- Avoid projecting beyond the rear main wall of the house due to the effect on the character of the house, streetscape and neighbouring residential amenity. There should be no side windows to habitable rooms that could overlook neighbouring habitable room windows.
- Have a lower roof ridge line than the existing house and no substantial eaves overhanging to front or rear, in order to avoid a terracing effect
- Match roof design to existing house and ensure the extension remains subordinate.
- Ensure that proposals for corner locations that include a two storey rear extension and a two storey side extension, the two storey rear element is set away from the side boundary of the site.

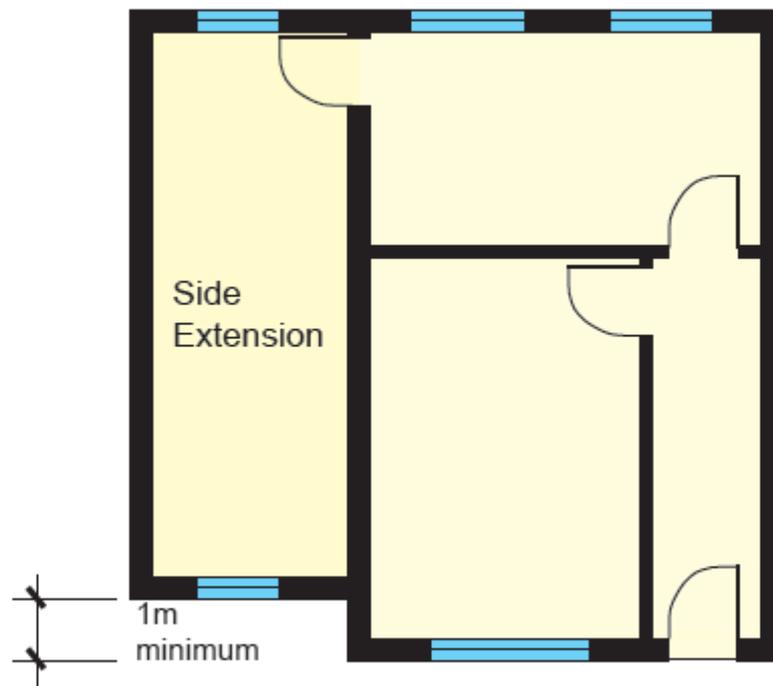


Figure 2.2: A two storey side extension should be set back from the front wall of the original dwelling by at least 1 metre

B3. Rear Extensions

B3.1 This section applies to both single and two storey rear extensions. This section is relevant to points 1, 2, 3 and 5 of Policy BD5.

B3.2 The Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008)⁵ sets out the maximum height and depth of rear extensions allowable without planning permission, as well as other considerations such as roof pitch, materials, windows and distance from boundaries.

B3.3 General

Rear extensions have the potential to impact significantly on the daylight, sunlight and outlook of neighbouring properties. Rear extensions to terraced properties require particular attention, as their positioning will determine the sense of enclosure and degree of loss of sunlight to neighbouring properties. Daylight and sunlight are assessed in accordance with BRE publication Site Layout Planning for Daylight and Sunlight.

B3.4 The appropriate form of rear extension will depend on the proximity to the boundary with other properties; the position of windows to habitable rooms in neighbouring properties; and the impact on privacy, light and outlook for neighbouring properties.

Design principles for rear extensions are as follows:

- To be subordinate to the original dwelling.
- Avoid blocking natural light and outlook to habitable rooms in neighbouring properties.
- Avoid reducing the garden to an unreasonably small size (in accordance with Policy BD4 (Amenity Space)).
- Consider the impact on trees within or adjacent to the site.

B3.5 Single Storey

Where planning permission is required, for single storey rear extensions, there is no specific rule governing their maximum depth, but the key concern is to minimise adverse impacts on neighbouring dwellings where they abut habitable rooms. Consideration will also be given to the prevailing pattern of the street.

B3.6 Two Storey

Two storey extensions are likely to have more of an impact on neighbours than single storey ones, in terms of natural light, outlook and amenity. Limiting their depth is more critical, and they should generally be set away from the property boundary at first floor level. In practice, this rules them out on many narrow sites.

B3.7 To assess the impact on neighbours, and to determine the appropriate depth of rear extensions, the '45 Degree Rule' is used to assess proposals. In plan, lines are drawn at 45 degrees from the centre of the nearest ground floor habitable room windows of adjoining properties, and the proposed building footprint should fit within this area. Then in elevation, lines are drawn upwards from the centre of the nearest ground floor habitable room windows of adjoining properties, and the proposed elevation should fit within this area (See Figure 3.1).

⁵ Schedule 2, Part 1, Class A – The enlargement, improvement or other alteration of a dwellinghouse.

B3.8 Two storey extensions should not result in any significant loss of privacy to neighbouring houses and gardens. The best way of ensuring privacy between houses is to avoid windows to habitable rooms directly facing one another. In general a distance of 18-20m between facing habitable rooms across gardens should be achieved or 10m where it faces a flank wall.

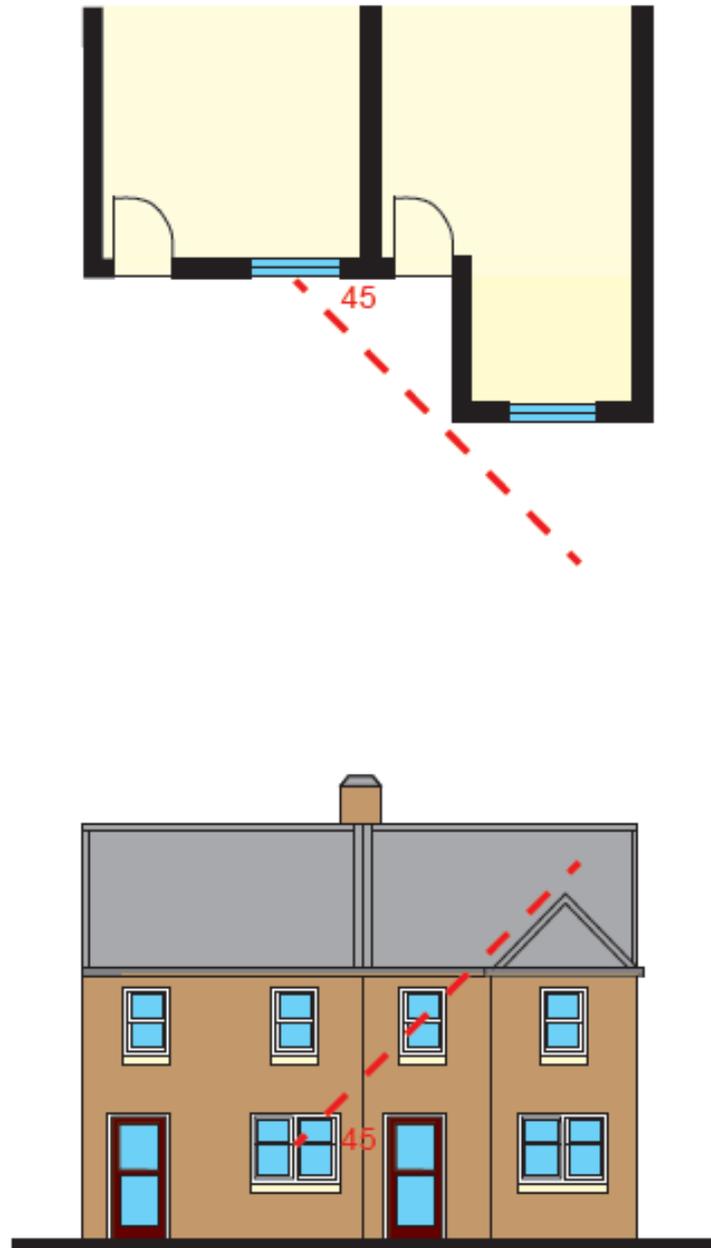


Figure 3.1: The '45 Degree Rule' (see paragraph B3.7)

B4. Roof Extensions and Alterations

B4.1 This section applies to roof extensions and alterations, including dormer windows and changes to the shape of a roof. This section is relevant to points 1, 2, 3 and 6 of Policy BD5. Separate Building Regulations consent is required for all loft conversions and roof alterations. Advice should be sought from the Council's Building Control department.

B4.2 The Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008)⁶ sets out the requirements for roof alterations, including loft conversions, roof lights and dormer windows that are allowable without planning permission.

B4.3 Dormers

Dormer windows can have a serious impact on the appearance of a house due to their prominent position. Dormers should normally be located on the rear of dwellings and kept as small as possible.

B4.4 Design should respect the original dwelling, and the character of the streetscape. On terraced properties, pitched roof (gable or hip) dormers are preferred in order to reflect the vertical proportions of the original dwelling. Flat roofed 'box' dormers can often appear bulky and poorly proportioned, and are the least preferred type. In some Conservation Areas, reference can be made to design guidance for the preferred type of dormer.

B4.5 In general, dormers should (See Figure 4.1):

- Be located symmetrically on the roof, or align with existing windows below, as appropriate.
- Be set a minimum of 0.5m below the ridgeline
- Be set a minimum of 1m above the eaves
- Be set a minimum of 1m from the edge of the roof on either side, for gable roofs
- Be set a minimum of 0.5m from the edge of the hip, for hipped roofs
- Be set in 1m from the shared boundary of a terraced or semi-detached dwelling.

⁶ Schedule 2, Part 1, Class B – The enlargement of dwellinghouse consisting of an addition or alteration to its roof. Class C – Any other alteration to the roof of a dwellinghouse.

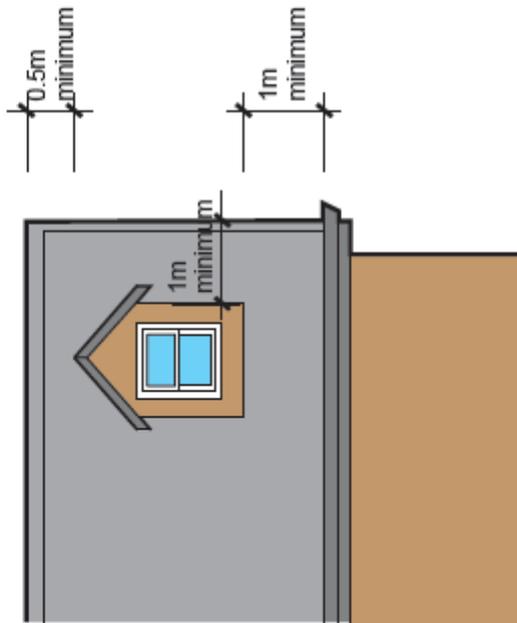
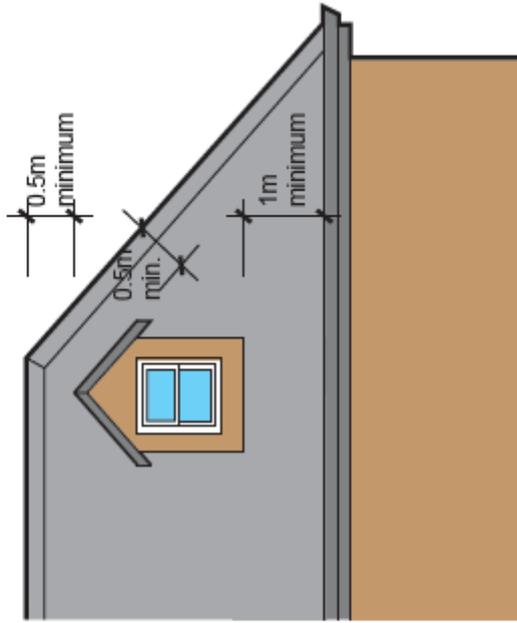


Figure 4.1: Good examples of dormer windows

B4.6 Alterations to the Roof Shape

Depending on the prevailing character of the street, proposals for altering the shape of a roof, such as from hipped to gable, are not normally acceptable due to the detrimental impact on the streetscape. Roof extensions or alterations to include a balcony or roof terrace will not normally be acceptable where they are likely to significantly impact on privacy of neighbouring properties. Green roofs are to be encouraged on flat roofs.

B4.7 Rooflights

Planning permission is not normally required for rooflights that do not project more than 150mm from the roof plane. Rooflights are preferably located in the rear slope of the roof, and as for dormer windows, their location should relate to the positioning of existing windows below (See Figure 4.2). In the Mayfield Conservation Area, planning permission is required for flush rooflights.



Figure 4.2: Rooflights should relate to the positioning of existing windows

B5. Other Householder Alterations and Outbuildings

B5.1 Raised Decking

Raised decking can be an attractive addition to a residential garden, providing a semi-permeable, all weather area for amenity purposes. Under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008) planning permission is only usually required for decking over 300mm high from ground level. Exceptions apply where a dwelling is located within the curtilage of a statutory Listed Building.

B5.2 In all cases, the general principles regarding raised decking are as follows:

- The decking should not result in overlooking of neighbouring properties.
- Consideration of the ground level, particularly where fencing around the decking is proposed.
- Where decking abuts a boundary, 'soft' screening could be used, such as planting and trellising (also refer to Boundary Treatments).

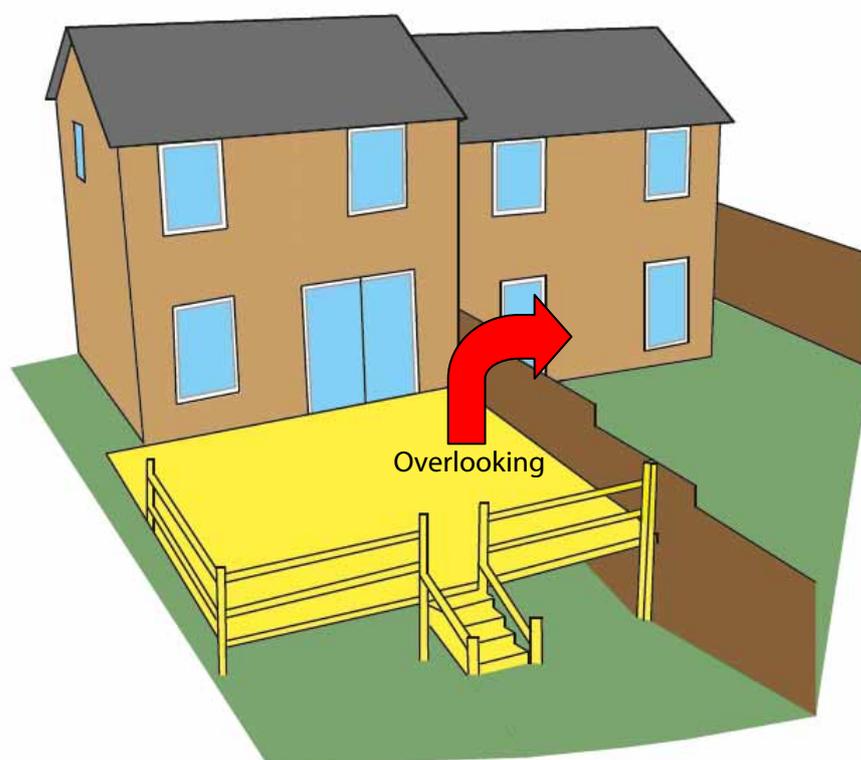


Figure 5.1: Example of the impact of inappropriate raised decking on the amenity of the adjacent property.

B5.3 Porches and Front Extensions

Porches are generally covered under Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008) and generally do not require planning permission, subject to the provisions contained therein. Front extensions other than porches are likely to require planning permission. Additional restrictions may apply where a dwelling is located in a Conservation Area, within the curtilage of a Listed Building and/or subject to an Article 4 Direction.

B5.4 Front extensions are unlikely to be acceptable where they significantly alter the street frontage of a residential terrace. On larger semi-detached and detached dwellings front extensions may be acceptable where the design and materials respond to the character of the existing dwellings and wider streetscape, but should still remain subordinate to the dwelling.

B5.5 In all cases, porches and front extensions should:

- Remain subordinate to the dwelling house.
- Not result in the loss of, conflict with, or project beyond existing architectural detailing, such as bay windows.
- Use materials to match the existing dwelling house.
- Reflect the design and roof slope of the existing house.

B5.6 Garages, Outbuildings and Sheds

Most types of garages, outbuildings and sheds will be covered under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008) and generally not require planning permission, subject to the following provisions⁷:

- The total area of ground covered by buildings within the curtilage (other than the original dwelling house) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house) (Class E.1 (a)).
- Any part of the building would not be situated on land forward of a wall forming the principal elevation of the original dwelling house (Class E.1 (b)).
- The building would not have more than one storey (Height not more than 4m with a dual pitched roof, or 2.5m if within 2m of the boundary, or 3m in any other case) (Class E.1 (c) and (d)).
- The height of the eaves of the building should not exceed 2.5m (Class E.1 (e)).
- Further restrictions also apply if the property falls within a Conservation Area or within the curtilage of a Listed Building (Class E.1 (f)).

B5.7 Although planning permission may not be required for some outbuildings, it is the householder's responsibility to check with the Council whether the proposed works require Building Regulations consent.

B5.8 In all cases, garages, outbuildings and sheds should seek to:

- Be carefully sited to ensure there is no adverse impact on neighbouring properties in terms of overlooking and overbearing.
- Remain subservient to the main dwelling house.
- Be constructed out of materials that respect the existing dwellings and the character of the area.
- Consider equivalent outbuildings in adjacent rear gardens (See Figure 5.3).

⁷ Reference should be made to the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008
<http://www.legislation.gov.uk/uksi/2008/2362/schedule/made>

- Ensure sufficient amenity space is retained.
- Should not be more than single storey height, or include a balcony.
- Consider the impact on existing trees.
- Be set in 1m from boundaries to allow access for maintenance.
- In the case of garages, incorporate adequate measures to ensure safe access and egress to the public highway; this may require planning permission for a dropped kerb.

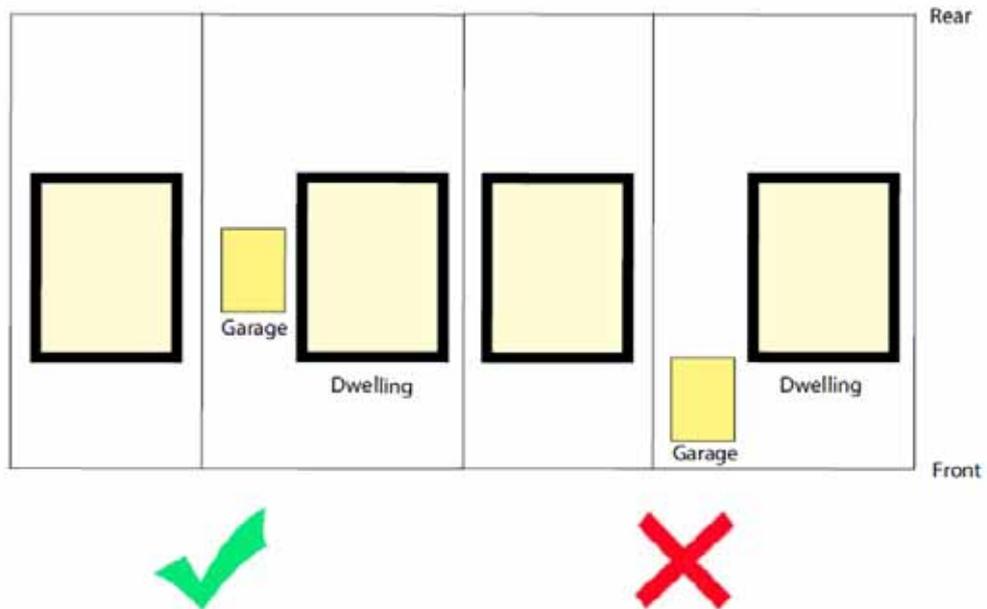


Figure 5.2: Examples of appropriate and inappropriate detached garages

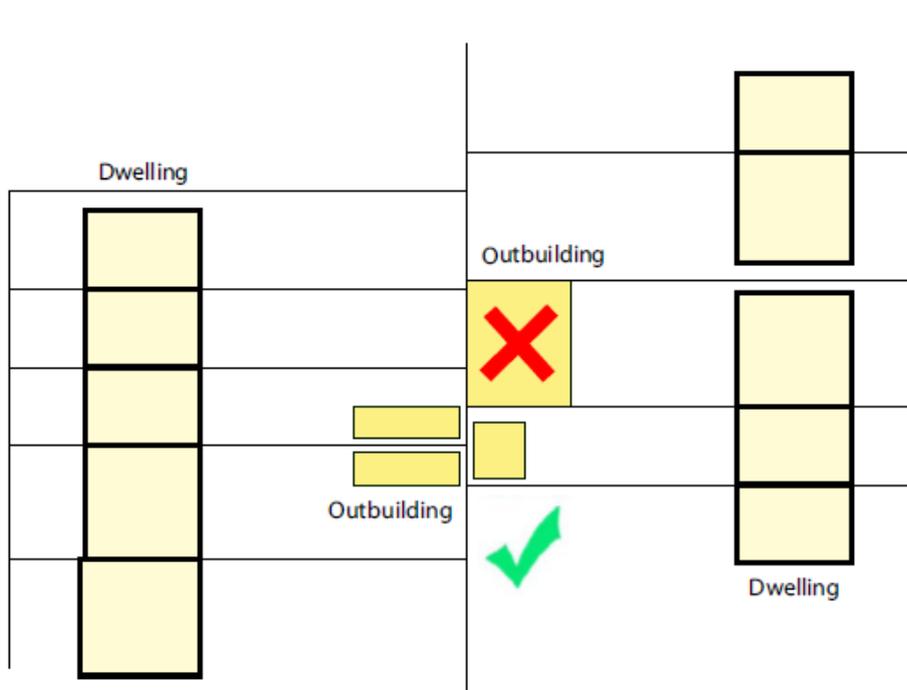


Figure 5.3: Examples of appropriate and inappropriate outbuildings

B5.9 Boundary Treatments

Boundaries including walls, fences, hedges and gates help to establish the definition between public and private spaces. Under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) new walls, gates and fences no higher than 1m in height where fronting a highway, and no more than 2m in height between property boundaries will not require planning permission.

B5.10 The key principles when considering boundary treatments are as follows:

- In terms of scale, heights and materials should reflect and respond to the existing character of the area and not be too intrusive on the streetscape, this is particularly important for corner plots.
- Security boundaries should not create an oppressive atmosphere and, where appropriate, hedging species recommended by the Police as effective security boundaries considered.
- The right boundary will create a sense of enclosure, distinguishing between the public and private realm, particularly for front gardens as well as enhancing the amenity of the garden.

B5.11 Front Gardens and Driveways

The Council places significant importance on front gardens and the adverse impact on the environment and streetscene of paving them over. The replacement of or the provision of hard surfacing over a front garden is covered under Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008) and does not require planning permission, unless the paving creates more than five square metres of non-permeable surfacing (i.e. water does not drain into the surface).

B5.12 If paving a front garden, permeable surfacing, to alleviate any potential surface water flood risk should be used. Permeable surfaces could include:

- Grass
- Pavers with grass
- Loose Gravel
- Areas around hard surfacing for water run off, such as plant beds



Grass



Pavers
and grass



Loose
gravel

B5.13 Paving generally also has a sub-base layer under the surface to make the ground stronger (for example, to allow cars to pass over without causing wheel rutting). This sub-base layer also needs to allow water to pass through for the overall paving to be permeable.

B5.14 The Government has produced guidance on permeable surfacing of front gardens (including examples of what constitutes permeable surfacing and sub-base layers), which can be found on the Communities and Local Government website⁸.

⁸ <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

B6. Trees, Landscaping and Vegetation

B6.1 Trees and Landscaping

Implementing a considered landscaping scheme that incorporates retention of good trees and planting new trees as part of a householder development not only looks attractive, but also can have other significant benefits, including:

- Adding Value – attractive gardens along road frontages render an area more desirable to live and increase the value of your property.
- Greater Biodiversity – establishing eco-systems within the urban area to support wildlife.
- Combating Climate Change – soft landscaping and tree planting helps to alleviate flood risk, moderates urban climatic extremes and absorbs carbon dioxide emissions.
- Improved Security – through a better definition of private and public spaces and natural surveillance.
- Green Infrastructure - such as living roofs and walls and Sustainable Urban Drainage Systems (SUDSs) are important to increase ecological connectivity and adaptation to climate change.

B6.2 As a general principle, Policy BD1 (All Development) in the Borough Wide Primary Policies DPD (May 2008) states that development proposals should:

“Ensure that landscaping is an integral element in layout design, taking account of existing physical features (eg. trees, hedgerows, walls, etc). Where appropriate, trees and shrubs should augment the amenity and appearance of the site.”

B6.3 The Council has an adopted Trees and Landscaping Supplementary Planning Document (June 2006) that sets out the key tree and landscaping principles to consider when developing a scheme. The SPD covers all types of development and is available on the Redbridge website.

B6.4 For the purposes of householder development, proposals should:

- Allow for the retention of good trees irrespective of whether they are subject to protection (Always check with the Council to see if the tree is subject to a Tree Preservation Order or in Conservation Area).
- Ensure that new trees are appropriate for their position. They should not suppress existing vegetation that is to be retained nor lead to excessive loss of light⁹ or conflict with other properties in the longer term.
- Ensure planting is carried out in the correct season to keep establishment costs to a minimum.
- Place emphasis on native species planting for the benefit of local wildlife.
- Be a positive addition to the streetscene by respecting the character of the street and existing natural features.

B6.5 The photos below show some good and bad examples of trees and landscaping as a result of domestic extensions and alterations.

⁹ Under Part 8 of the Anti-social Behaviour Act 2003, in exceptional circumstances action can be taken where ‘evergreen high hedges’ affect the ‘reasonable enjoyment’ of neighbouring property.



Buildings constructed too close to an existing tree



Good landscaping with porous materials and soft borders



Good use of front gardens to create sense of enclosure



Poor maintenance can cause damage or even kill a tree with an adverse impact on the streetscape



Good example of tree and tree root protection during construction

B7. Energy Efficiency and Sustainability

B7.1 The Redbridge Environmental Action Plan (REAct) (updated 2010) sets out the Borough's strategy to maintain and improve Redbridge's environment and help combat climate change. Minimising energy use and using sustainable sources of energy is key and new development in Redbridge should follow the hierarchy set out in the Mayor of London's Energy Strategy:

- Lean (energy efficient)
- Clean (decentralised energy)
- Green (renewable energy)

B7.2 The energy hierarchy involves reducing the development's need for energy (i.e. using energy efficient measures), and then ensuring the remaining energy is met from the most sustainable sources possible (i.e. decentralised and / or renewable sources). For the purposes of this design guide, energy efficiency measures and renewable energy are the most appropriate. Decentralised energy can supply a single development, but works best on sites with a steady heat demand throughout the day and evening. This is therefore not often applicable just for single domestic households.

B7.3 The Council has prepared an updated Sustainable Design and Construction SPD to help guide developers and householders, which covers all types of development. This section provides some guidance on householder extensions and alterations and their ability to reduce carbon emissions and combat climate change. Further detailed information on this can be found in the Sustainable Design and Construction SPD.

B7.4 In terms of permitted development, changes to the General Permitted Development Order in 2008 introduced Part 40 (Installation of Domestic Micro generation Equipment), thereby enabling certain types of renewable energy equipment to be installed on a residential dwelling without planning permission. Special consideration to design and setting should be given to dwellings located in Conservation Areas as some proposals will require planning permission.

B7.5 Energy efficiency and renewable energy design principles

Householder development should seek to achieve the following (see also Figure 7.1):

A high quality construction, through

- Draught proofing
- Double/triple glazing of windows
- Thermal insulation of walls, roofing and flooring
- Orientating extensions to aid cross-ventilation, solar gain and appropriate shading
- Energy efficient heating and lighting sources
- Re-use of materials (i.e from the demolition of other structures)
- Living Walls – soft landscaping to soften the impact of an extension
- Collection of rainwater – green roof, grey water recycling, garden watering (water butts)
- Permeable surfaces and soakaways for landscaping

Renewable energy/micro-generation technologies, through

- Photovoltaics

- Solar Thermal
- Wind Turbines – where viable (generally above 5m/s windspeed)
- Ground Source Heat Pump
- Air Source Heat Pump
-

B7.6 Further information can be obtained from the Council's Environment Team at sustainability@redbridge.gov.uk.

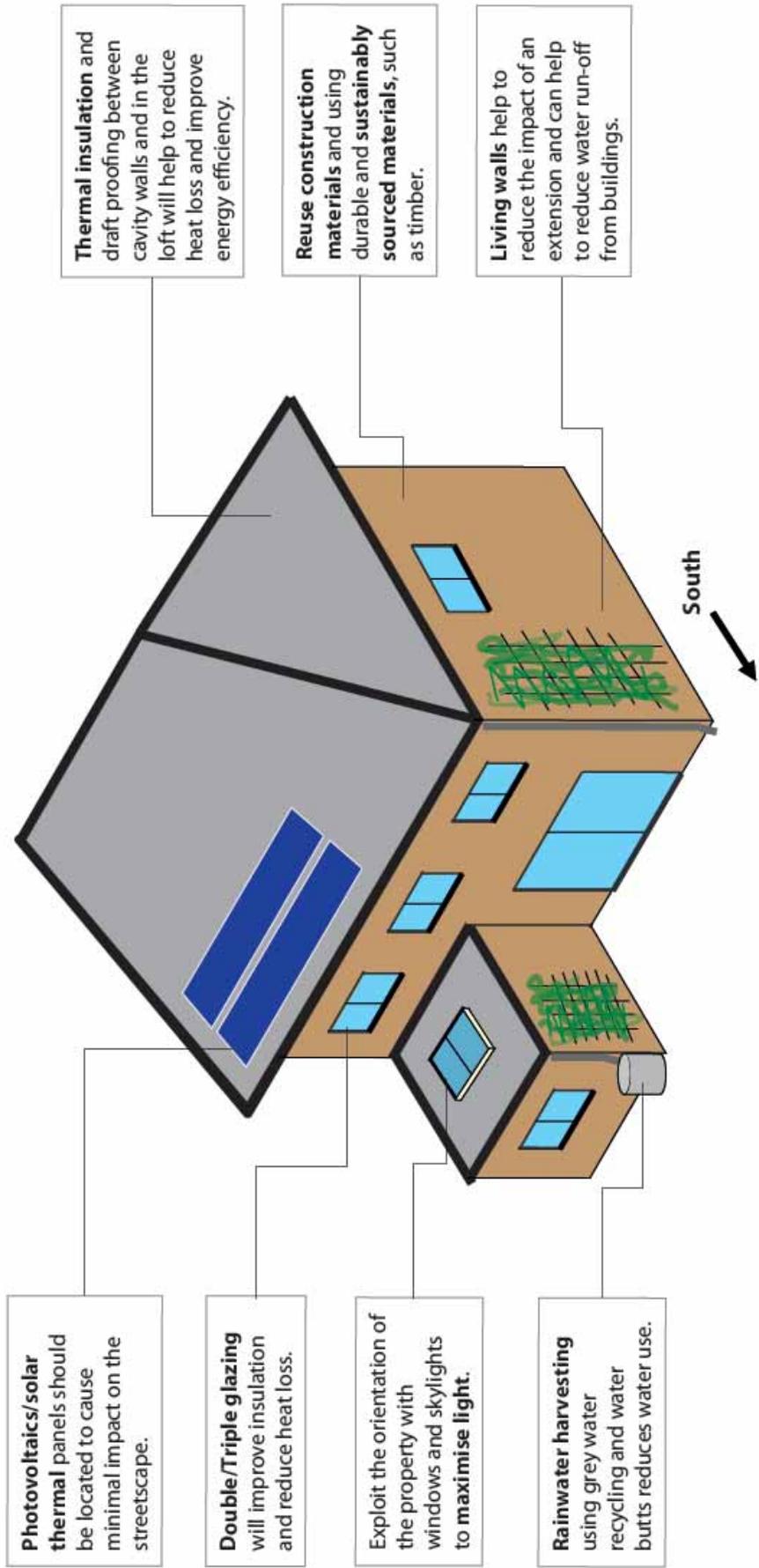
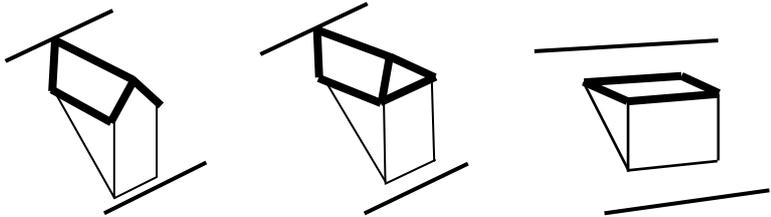
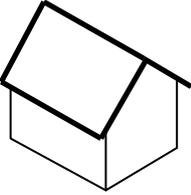
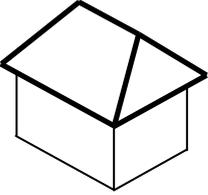
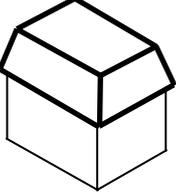
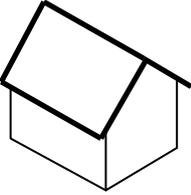
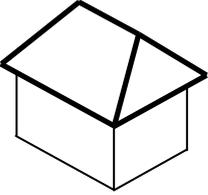
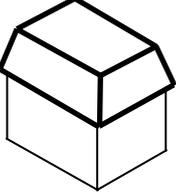
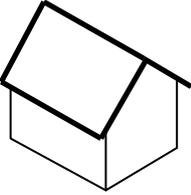
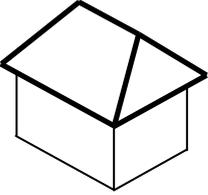
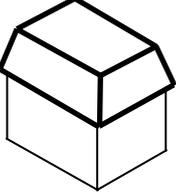


Figure 7.1: Diagram of a house showing how some of the above principles can be achieved

Appendix A: Glossary of Terms

Amenity	A factor or set of factors which make a positive contribution to the overall character of the area, for example trees, landscaping, architecture, levels of road traffic etc.
Borough-Wide Primary Policies Development Plan Document	Document that contains the main policies to be considered in the determination of planning applications across the Borough. Adopted in May 2008.
Conservation Area	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1991, whose character and appearance is desirable to preserve and enhance.
Core Strategy	Development Plan Document that sets out the long-term spatial vision, objectives and strategic policies for the local planning authority area.
Curtilage	The area of land surrounding a dwelling house including hard standing and garden areas.
Daylight	Is the combination of skylight and sunlight at a given point.
Detached	A dwelling completely unattached to any other dwelling.
Dormer Window	A roof extension projecting beyond the plane of the existing roof slope.
	<p style="text-align: center;"> Gable Dormer Hipped Dormer Box Dormer </p>  <p>The diagrams show three types of dormer windows. The Gable Dormer has a triangular roof. The Hipped Dormer has a roof with four sloping sides. The Box Dormer has a flat roof. Each diagram shows the dormer projecting from a main roof slope.</p>
Eaves	The point at which the top of a wall meets the roofline.
Fenestration	The style and arrangement of windows on a property.
Habitable Room	A term used when measuring the density of dwellings on any parcel of land. Typically, the habitable rooms are the living rooms, dining rooms and bedrooms. Utility rooms such as bathrooms, kitchen and hall are not normally considered to be habitable, except a kitchen over 13 sq. metres. A living room over 19 sq. metres and readily capable of subdivision will be counted as two rooms for density purposes.

Locally Listed Building	List of buildings of special architectural or historic merit in the London Borough of Redbridge, but which are not included in the Statutory List.						
Ridgeline	The highest point of the roof, where the slopes meet.						
Roof light	A window, generally flush with the roof slope.						
Roof pitch	The angle at which the roof slopes from the top of the walls to the ridgeline.						
Roof Types	<table border="0" style="width: 100%; text-align: center;"> <tr> <td>Gable</td> <td>Hipped</td> <td>Mansard</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Gable	Hipped	Mansard			
Gable	Hipped	Mansard					
							
Semi-detached	A property attached to another on one side. Generally in a symmetrical style.						
Streetscape	The appearance of the street and all of its associated elements.						
Sunlight	The average over a period of time (usually a year) where direct sunlight reaches the ground.						
Supplementary Planning Documents	Supplementary Planning Documents provide further explanation or elaboration of policies contained in Development Plan Documents. Supplementary Planning Documents may take the form of design guides, area development briefs, master plan or issue-based documents.						
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.						
Sustainable Urban Drainage System (SUDS)	Development normally reduces the amount of water which can infiltrate into the ground and increases surface water run off due to the amount of hard surfacing used. Sustainable drainage systems control surface water run off by mimicking natural drainage process through the use of surface water storage areas, flow limiting devices and the use of infiltration areas or soakaways etc.						
Terraced	Three or more dwellings houses joined together to form a continuous block.						
Tree Preservation Orders	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.						

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