HINCKLEY AND BOSWORTH

BOROUGH COUNCIL




# SUPPLEMENTARY PLANNING GUIDANCE

Revised July 1997

SECTION 1A

# NEW RESIDENTIAL DEVELOPMENT

**HINCKLEY AND BOSWORTH BOROUGH COUNCIL**

**Supplementary Planning Guidance 1A**

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## NEW RESIDENTIAL DEVELOPMENT

### 1. INTRODUCTION

1.1. High standards of design are vital if the quality of our environment is to be retained or wherever possible enhanced. In assessing planning applications for development, the design of new buildings is an important consideration.

1.2. Clear guidance on design issues helps applicants and their designers to achieve satisfactory design solutions speedily. Although each development proposal will be considered on its merits, guidance is helpful in setting criteria for layout and design.

1.3. The main aims of this guidance are to ensure that new developments are well integrated into their surroundings, offer a good standard of amenity to future residents and protect the amenity of existing occupiers.

1.4. This guidance specifies the principles required to achieve these objectives.

### 2. DENSITY

2.1. The appropriate density of development will be determined by:

- the desirability of retaining natural features on the site
- the provision of necessary open space
- the density and general character of the surrounding area.

2.2. A higher density may be justified where it meets the needs of single person households, the elderly or affordable accommodation at locations within or adjoining town centres or village centres and directly accessible to good public transport services.

### 3. DESIGN

3.1. New residential development should be designed to complement the character of the surrounding built form in relation to:-

(a) the roofscape of the existing buildings in the area particularly those next to the site regarding ridge height, orientation, eaves level, angle of roof slope and width of gables.

(b) well defined architectural features in the surrounding built environment. Typically these may include coloured brickwork, brick patterns, corbels, eaves details, door and window design and porches.

3.2. Materials should generally reflect the surrounding buildings in terms of colour and texture. Excessive mixtures should be avoided.

## 4. LAYOUT

4.1. The layout of new dwellings should ensure the careful integration of new buildings with existing site features and landscaping.

4.2. New residential development should take into account the effect of differing site levels, plot orientation to provide access to natural light to habitable rooms and exposure to direct sunlight for garden areas.

4.3. Safe and convenient vehicular and pedestrian access should be provided to dwellings and opportunities should be taken to maximise security and safety from crime and vandalism. Layouts should ensure that rear access to terraced properties is maintained for servicing and means of fire escape. However, to avoid problems of security, the rear access should not be served by long, narrow, poorly lit access ways. Parking and garage courts separated from the dwellings they serve will generally be unacceptable.

4.4. The provision of pedestrian routes across the site should be limited to those which are essential and for security they should be overlooked.

4.5. The development of residential sites should not be prejudicial to the comprehensive development of a larger area of land of which the development forms part.

4.6. The layout of sites should take account of existing views of key buildings, trees and spaces which contribute to the area.

4.7. Development proposals which constitute backland development should have sufficient road frontage for safe and convenient access and should not have a detrimental impact on the amenities and privacy enjoyed by the occupiers of adjoining property. Parking provision should be in accordance with Supplementary Planning Guidance Note 3.

4.8. Each new development will be expected to provide a range of accommodation within the site.

4.9. Layouts should seek to maximise amenity and visual interest by the use of mixed building forms where appropriate and the use of informal groups of housing which have a strong identity.

## 5. SPACE BETWEEN BUILDINGS

5.1. Where a principal window of a habitable room faces a similar window of a neighbouring dwelling, either at the front or at the rear of the dwelling, the Authority will negotiate to achieve the distance between them to be a minimum of 25 metres. With suitable screening this requirement may be relaxed in the case of single storey dwellings provided privacy and the minimum private garden area is maintained.

5.2. Where a window of a habitable room faces the blank wall of an adjacent dwelling the Authority will normally expect applicants to achieve the distance between the dwellings to be a minimum of:

| | |
|---|---|
| single storey dwelling | 12 metres |
| house with 2 or more storeys | 14 metres |

unless material considerations indicate otherwise.

5.3. On sites where there are significant changes of ground level, distances greater than these may be required.

5.4. New development should not prevent the proper maintenance of an adjoining building or property.

## 6. PRIVATE GARDENS

6.1. To ensure that all dwellings within new developments have adequate private amenity space, the Authority will normally expect applicants to achieve the following standards (although in applying these standards the Local Planning Authority will also consider the amount of space provided as front and side gardens):

| | |
|---|---|
| 2 bedroom | 60 square metres |
| 3 bedroom | 80 square metres |
| Shared amenity space for flats | 10 square metres per flat. |

unless material considerations indicate otherwise.

6.2. Rear gardens should normally be a minimum of 12.5 metres in depth. Where land to the rear of the dwelling is unlikely to be developed, the minimum garden depth may be reduced if the necessary minimum garden area has been provided.

6.3. The overall size of the garden should be in proportion with the type of dwelling and the general character of the area. This may require greater than the minimum standard in some areas. Larger gardens will also be required where the protection of existing trees is necessary.

## 7. LANDSCAPING

7.1. Applicants should refer to SPG 2 & 2B.

8. **BOUNDARY TREATMENT**

8.1. Private rear garden areas should be screened from adjacent publicly accessible areas by walls or permanent fences at least 1.8 metres high.

8.2. Existing garden hedges and boundary walls are important features in the street scene and may contribute to the environment and should be retained wherever possible. The treatment of the edge of new development sites should reflect the existing features of the area.

9. **HIGHWAYS AND PARKING**

9.1. Developers should seek where possible to promote the use of public transport to minimise traffic generation.

9.2. The proposed development should have regard to noise arising from road traffic. Where attenuation measures are required, preference will be given to barriers and bunds rather than facade treatments. Applicants will be required to submit their own noise surveys.

9.3. In order to minimise the risks of accidents for pedestrians and cyclists, the development proposals should contain measures aimed at reducing vehicle speeds and traffic flows. These can include traffic calming measures such as curving alignment, raised junctions and kerbing and other approved measures.

9.4. Standards relating to highways design are contained in Leicestershire County Council's "Highway Requirements for Development". Parking standards are contained in Supplementary Planning Guidance Note 3.

10. **RECYCLING**

10.1. Developers should seek to incorporate energy saving features to minimise the environmental impact of the development.

10.2. Space should be allocated on every proposal of more than 25 houses for a recycling collection area with suitable hard surfacing for use by the residents. Larger developments should be provided with similar areas pro-rata. The area should be located immediately adjacent to the site entrance and screened by 1.8m. high wall or fencing.

11. **LANDFILL SITES & CONTAMINATED LAND**

11.1. New development adjacent to known landfill sites shall be constructed with due regard to the risks from landfill gas and leachate emissions. Assessment of the risks will be required prior to the granting of planning permission and remedial action required as necessary.

11.2. New residential and industrial development on land which may be contaminated, shall only be allowed subject to assessment and possible remedial measures depending on the end use.

11.3. Guidance on the levels of contamination are available from the Environmental Health Section of Hinckley and Bosworth Council.

## 12. STANDARDS

12.1. Where specific standards are quoted in this document, for instance, garden size, or distance between dwellings, it should be stressed that these are generally minimum standards, and in certain circumstances a higher level of provision may be sought where this is considered to be appropriate.

12.2. The standards are not, however, intended to limit imaginative or innovatory designs and each application will be treated on its merits.

## 13. FURTHER ADVICE

13.1. For further advice regarding the contents of this leaflet and to discuss your proposals before making a formal submission please contact:

The Planning Section
Hinckley and Bosworth Council
Council Offices
Argents Mead
Hinckley
Leicestershire LE10 1BZ

Telephone 01455 238141

Applicants should also apply for consent under the Building Regulations to the Building Control Section at the same address.

SECTION 1C

# RESIDENTIAL CARE HOMES AND NURSING HOMES

## RESIDENTIAL CARE AND NURSING HOMES

### 22. INTRODUCTION

22.1. Over the last decade there has been a substantial increase in the number of private care homes for the elderly, the disabled, people with dependance on drugs, alcohol or with mental disorder. It is important that clear guidelines are available to those seeking to provide new or convert and extend existing properties to form care homes.

22.2. The aims of the guidance are:

- to guide residential care homes to suitable sites
- to ensure there is adequate provision of space around the building to protect the amenity of residents
- to ensure satisfactory provision of parking and treatment of plot features
- to control the size of extensions to protect the amenity of adjoining residents.

22.3. This guidance only relates to the Council's function as the Local Planning Authority and applicants should note that in addition, care homes have to be registered with Leicestershire County Council under the Registered Homes Act 1984.

### 23. LOCATION OF CARE HOMES

23.1. Care homes should be located in residential areas where they can blend into the area without involving significant changes to existing walls, hedges, or loss of trees. Residential care homes for the elderly in particular, should be located within walking distance of services and facilities such as shops, post offices and transportation routes where a maximum distance of 400 metres is recommended. The route between a care home and such facilities should be reasonably flat to assist residents walking to and from facilities.

### 24. SIZE AND TYPE OF PROPERTY

24.1. Homes should be located in properties of adequate size usually containing 6 or more bedrooms.

24.2. In order to ensure there is sufficient space around buildings to minimise their impact on adjoining properties and serve the needs of the residents, detached properties are considered most suited for this use. Terraced and semi detached houses will not normally be acceptable.

## 25. SPACE STANDARDS WITHIN HOMES

25.1. Internal space standards are controlled by the registered authority (Leicestershire County Council).

25.2. It is usual practice for the Local Planning Authority to impose conditions restricting the number of residents of any home where there is a legitimate concern over the intensity of use, and to minimise parking problems and nuisance caused to adjoining residents.

## 26. PRIVATE AMENITY SPACE

26.1. Many residents of private care homes rarely leave the homes on visits. Consequently the provision of private amenity space is essential to provide a satisfactory living environment. A minimum of 10 square metres per resident should be provided as private amenity space and laid out as communal sitting space or landscaped grounds. Firm nonslip surfacing materials should be used and pathways should be a minimum of 1.2 metres wide to allow for wheelchairs and walking aides, preferably with edges well defined for frail and partially sighted users.

## 27. PARKING, ACCESS AND SERVICING

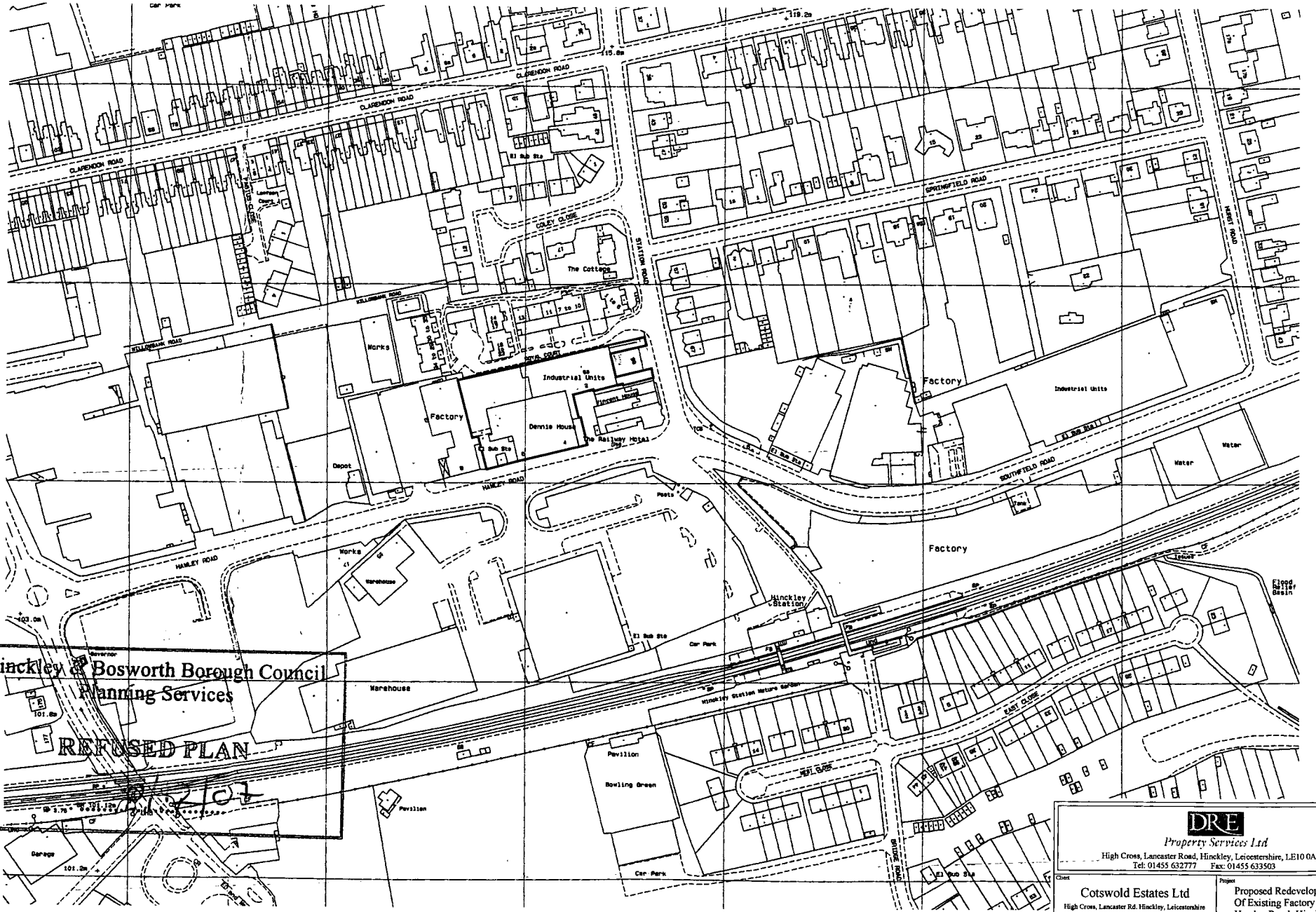
27.1. The following car parking standards should apply:

| | |
|---|---|
| Residential care homes | - 1 car space for every 3 bedrooms<br>- 1 car space for every member of staff on site. |
| Nursing homes | - 1 car space for every 4 bedrooms<br>- 1 car space for every member of staff on site. |

27.2. To ensure privacy, the vehicle hardstanding should be designed to avoid parking bays and driveways immediately adjacent to bedrooms or neighbouring properties.

27.3. In addition, sufficient area should be available on site to enable ambulances and service vehicles to be able to enter and leave the site in forward gear.

27.4. In order to retain or improve existing site features and front garden areas, soft landscaping should be provided where hard surfacing for cars is located adjoining the street.




Hinckley & Bosworth Borough Council
Planning Services
REFUSED PLAN
07/01151/FUL

2 OCT 2007

DRE
*Property Services Ltd*
High Cross, Lancaster Road, Hinckley, Leicestershire, LE10 0AW.
Tel: 01455 632777 Fax: 01455 633503

| | |
|---|---|
| Client: Cotswold Estates Ltd, High Cross, Lancaster Rd. Hinckley, Leicestershire | Project: Proposed Redevelopement Of Existing Factory Buildings Hawley Road, Hinckley, Leics. |
| Title: Sheltered Accommodation Location Plan | Scale: 1:1250 @ A4 Sht Size; Dm.By: CPL; Date: Apr 05 |
| | Drg.No.: FP4.04-03-05; Rev.: A |