



Draft SPD12: Design Guide for Extensions and Alterations

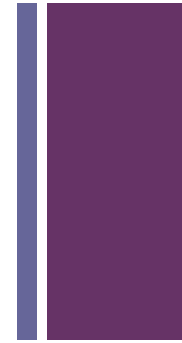
CMM Report Briefing



Minute Item 58

+ Presentation

- Background
- Main Purpose of the SPD
- The Structure of the Draft SPD
- The Local Planning Policy Framework
- The Overall Aim



+ Background

- High volume of advisory work and high number of applications
- Consultation was conducted in 2009
- A concise visual 'user friendly' document
- Not PD, but how pointers on how to achieve high quality design on a 'domestic scale'



+ Main Purpose of the Draft SPD

- Main Purpose:

Outline the key design principles to consider when developing a proposal to extend or alter a residential property, including ways of avoiding negative

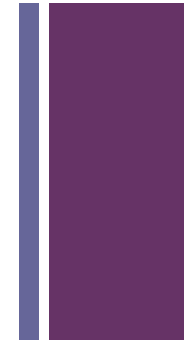
- Target Audience:

Provide Design Guidance principally for householder applicants (i.e. applicants themselves, agents & architects) and interested parties (i.e. those affected by development)



+ The Structure of Draft SPD

- Introduction: Purpose, SPD will be a material consideration, focused on alterations/extensions to residential properties, not about PD
- Preliminary Design Advice: General, applies to all
- Design Guidance on Different Types of Extensions and Alterations – Explains ‘design principles’ for key types of development, highlighted by illustrations of good & bad design



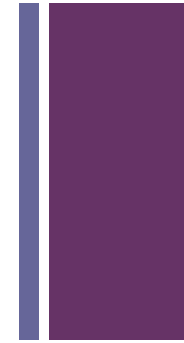
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1. Rear Extensions (single & two storey)
2. Infill Extensions
3. Side Extensions (single & two storey)
4. Corner Plot Extensions
5. Front Extensions (& Porches)
6. Replacement Windows
7. Roof Extensions, Additional Storeys & Dormers (including Rooflights, Satellite Dishes, Balconies, Roof Terraces & Raised Decks)
8. Other Structures (Residential Annexes, Detached Garages, Outbuildings, Boundary Walls & Hardstanding)



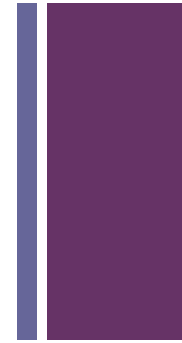
+ Local Planning Policy Framework

- Considering the changing position regarding future 'Development Plan'
- Currently Draft SPD hangs off Local Plan Policies & when adopted will be a material planning consideration
- Review when City Plan (Part 1/Part 2) is adopted



+ Overall Aim

- Ensure well-designed extensions and alterations to residential properties, and improve the quality of the local environment
- Help the members of the public to understand how householder applications are assessed
- Reduce unnecessary refusals/appeals by increasing awareness of interpretation of Local Plan Policies



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- Additional Design Guidance for Listed Buildings, Buildings of Local Interest and Historic Buildings within Conservation Areas
- Appendix A: 45 degree rule
- Appendix B: Major Roof Enlargements (Mansards and Gambrels)
- Appendix C: How to Make an Application
- Appendix D: Sustainable Building Design
- Appendix E: Useful Contacts & References



