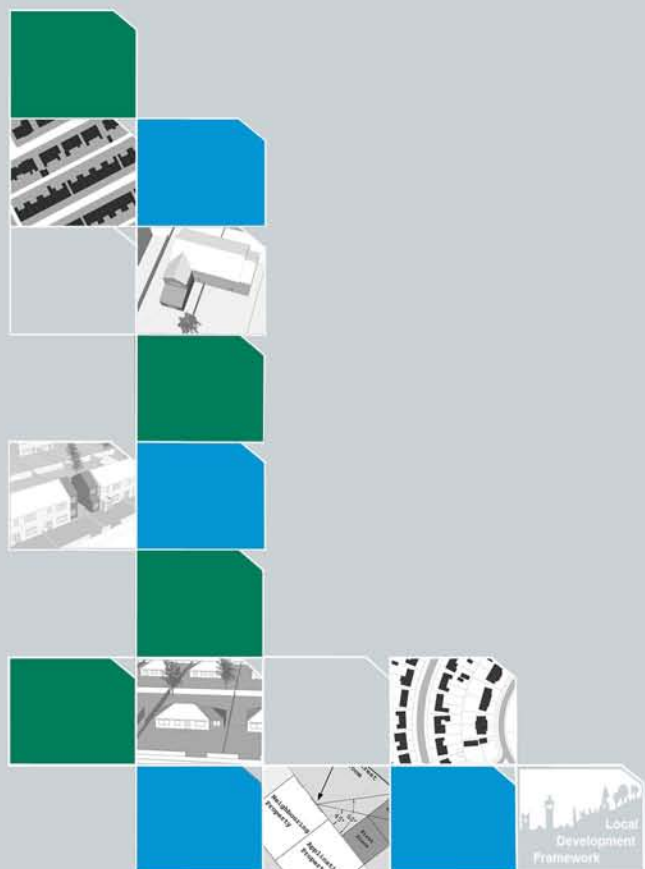

Tameside Residential Design Supplementary Planning Document



March 2010



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Introduction 1

This document's role is to ensure new residential developments and extensions are of the highest possible design quality. The Council considers it important that developers adopt a design led approach to new residential development to create imaginative, safe, attractive and functional schemes that respond appropriately with their surroundings. As such, this Supplementary Planning Document (SPD) will provide a clear indication of the Council's expectations through Residential Design (RD) and Residential Extension Design (RED) policies to assist homeowners and developers; and help the Council to make consistent decisions on planning applications.

This document replaces the former Residential Development Guidelines SPD (August 2005) to take account of revisions to Householder Permitted Development Rights, incorporate new guidance and policies, and provide further guidance on climate change issues related to residential development.

As an SPD, its content represents an important material consideration in the determination of planning applications. As a result, proposals that fail to align with these principles; resulting in poor design, will be refused planning permission (as stated in both Planning Policy Statement (PPS) 1 & Planning Policy Statement 3).

The SPD supports the saved policies of the adopted Unitary Development Plan, particularly Policy H10: Detailed Design of Housing Developments, aligns with North West of England Plan Regional Spatial Strategy to 2021 and the national PPS 1: Sustainable Development and PPS 3: Housing, both of which highlight the need to only accept high quality design. Further details of planning policy alignment, together with additional guidance, is given in Appendix Two.

1.1 The Planning Process

When planning a residential development, one of the first tasks should be to establish whether your proposal requires planning permission. In most cases planning permission is likely to be required. However certain householder extensions / modifications do not need permission. Details of this are outlined in Appendix One. It is recommended that you consult with the planning department to confirm whether or not planning permission is needed.

Planning permission is required for:

- Construction of new dwellings & residential institutions.
- Conversion of non residential buildings to residential use such as flats / apartments.
- The subdivision of existing dwellings.
- Conversion of buildings into hostels or residential institutions.
- Household extensions & alterations that do not fall within the General Permitted Development Order.



Listed Building & Conservation Area Consent

If your property is a Listed Building you will need to apply for Listed Building consent to undertake most modifications to the building. For developments or property alterations in Conservation Areas you will need to apply for planning permission. If your proposals involve demolition, Conservation Area Consent may also be required.

1 Introduction

Where proposals involve Listed Buildings or sites located in Conservation Areas the Council urges homeowners and developers to enter into discussions with the Council's Conservation Officer at the early stages of the project.

Details of what development is permitted without requiring planning permission are outlined in Appendix One.

If the development, extension or modification also requires planning permission, applicants must submit a planning application together with their Listed Building consent application.

Listed Building, Conservation Area Consent and planning applications in Conservation Areas will be assessed against policies in Planning Policy Guidance 15: Planning and the Historic Environment [Link Removed] (to be replaced by a new PPS15) and the Tameside UDP [Link Removed]

For more guidance and information related to Listed Buildings and Conservation Areas contact the Council's Conservation Officer 0161 342 3118 or visit the Council's website [link Removed]
Pre-application Discussions

The Council encourages pre-application discussions on development proposals, particularly large scale ones. Such discussions will enable Council Officers to give feedback on your proposals, allowing any amendments to be made prior to submission as a planning application.

If you wish to arrange a pre-application discussion please contact the Development Control Department (see Contacts Section).

Submission Requirements

In addition to the planning application form applicants must supply a range of supporting information. All applications should have appropriate visual material including:

- Location plan
- Existing site plan
- Proposed site plan
- Existing elevations
- Proposed elevations

Requests may be made for specific drawings such as street scene drawings, sections, 3D images and landscape plans, depending on the nature of the site and/or development.



Accompanying plans and drawings should be a Design & Access Statement which explains the thinking behind the design and how it creates a high quality inclusive development. The Council recommends you consult the CABI guidance on producing the statements; 'Design and Access Statements: how to write, read and use them'[Link Removed] . **Householder applications only have to submit a Design & Access Statement if their property is within a Conservation Area.**

Planning applications can be submitted electronically through the planning portal www.planningportal.co.uk or in paper format posted to the Planning Department at Tameside Council.

For further advice or guidance visit the planning section of the Council's website www.tameside.gov.uk/planning or contact the Development Control Department.

1.2 Developer Contributions

The Council's Developer Contributions SPD details the method used to collect Planning Obligations (also known as Planning Gain or Section 106 Agreements); a legislative means by which the Council can seek compensation for the impact development has on existing roads, schools or open space.

As a result, all residential developments of 1 house or more will be required to pay one or more of the three tariffs that comprise the contribution, unless your development is exempt. Residential exemptions are as follows:

- One new dwelling where the applicant will be the resident & already owns the land.
- Applications for creation of a new or extended residential unit that has a separate access, with restricted occupancy to existing family members.
- Applications for temporary residential accommodation where the permission is time limited.
- All domestic extensions.
- Applications for "enabling" development to ensure the restoration/repair of Listed Buildings on the Councils "Building at Risk" Register.
- Applications submitted by non-Council agencies on land to be bought/leased from the Council.



1.3 Neighbours

The Council encourages developers to consult with neighbours at the earliest possible stage of their development. Once proposals have been submitted as a planning application neighbours will be formally consulted by the Council, but consulting with them prior to this will enable any issues to be addressed and resolved prior to submission.

Communicating with neighbours is especially important if their permission will be needed to carry out work on a party boundary. Where works are proposed involving the party boundary it is recommended you consult the Party Wall etc Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

www.communities.gov.uk/publications/planningandbuilding/partywall

1 Introduction

1.4 Contaminated Land Issues

The previous use of land may have left some contamination or migrating gases behind, particularly if a former industrial site. There are normally relatively straight forward means of addressing such issues during construction. However, if neglected, contamination can become a significant problem. The Council's pollution control section can be contacted for advice on any contaminated land issues ([contaminated land](#)). These issues are also covered at the Building Regulations stage of development.

The Greater Manchester Authorities are currently producing a Greater Manchester Joint Minerals Development Plan Document (DPD) (due 2012) which will identify the location of minerals, such as coal, within Tameside and establish Minerals Safeguarding Areas, which will need to be considered by residential developers. While this document is being produced developers should align with relevant policies in the UDP, particularly policies MW1, MW9 & MW11.

Design & Layout 2



As previously detailed, the primary role of this SPD is to promote high quality design in residential developments. The importance design plays in creating high quality, sustainable communities and places where people want to live now and in the future, is widely recognised, yet not widely applied, with a north of England housing audit carried out by CABE in 2005 rating only 6 of 93 housing schemes as good or very good.

'Recurrent problems include poorly defined streets and public space, illogical site layouts and the failure to create a distinct sense of place.'⁽¹⁾

In order for development proposals to achieve good design, architects and designers must gather an appropriate understanding of the site and surroundings, and apply accepted urban design principles, allied with their own design, to create high quality sustainable schemes. Developments that fail to achieve this will not be granted planning permission.

2.1 House Types

One particular element of the housing sector which needs to review its design ethos are the developers building mass produced house types.



Stock Book Houses - Where am I?

There has become an increasing trend to build standardised housing developments, with house types selected from stock books, leading to duplicate developments across the country with no place specific qualities. Such approaches to housing development are not conducive to achieving high quality, imaginative design.

2.2 Building for Life

In an attempt to help address this issue and promote high quality design, the Council encourages developers to apply Building for Life standards.

Policy RD1: Building for Life

The Council recommends developments of 10 dwellings and above achieve a minimum Buildings for Life standard of level 14.

(1) Housing Audit Assessing the design quality of new homes in the North East, North West and Yorkshire & Humber CABE 2005

2 Design & Layout



Building for Life is the national standard for well-designed homes and neighbourhoods, led by CABI and the Home Builders Federation. It outlines what it considers housing developments should be: attractive, functional and sustainable; using 20 criteria to assess how well developments deliver these principles, with the criteria met reflecting the level / score achieved. Housing schemes achieve the Building for Life standard if they fulfil at least 14 of the 20 criteria.

It is recommended that developers undertake their own assessment prior to pre-application discussions, with details submitted for consideration. The Council's assessment will be undertaken by the Development Control and Design Officers.

2.3 Character

Every area of our cities, towns and villages has a character created by the buildings, spaces, uses and landscape which collectively give it an identity we associate with it. This character has been influenced by landscape features, topography and the availability of natural resources, all contributing to the development of urban and rural settlements with their own historic street patterns, building types, construction materials and design.

Proposals for new development should be drafted with an understanding of a place's character and identity, acknowledging the elements (buildings, features and spaces) that have shaped it and applying a respectful design that complements or enhances it.



New build acknowledges the scale, mass & vertical emphasis of the existing building



Terraced housing creates a strong building line



A traditional architectural style is applied to new houses to align with the surroundings



A distinct roof scape



Architectural style & materials acknowledge the historic surroundings



A higher element creates a corner feature



Modern refurbishments retain & acknowledge the historical features

Policy RD2: Character Assessment

When assessing an area's character, the following should be considered and acknowledged by development proposals:

- Historic Environment (are there any historic buildings or structures close to your site that need to be considered by the design of your scheme?)
- Proportions - scale, height and massing (are the surrounding buildings of a similar height, width or scale? Does your proposal align with these surroundings; particularly in terms of building heights not exceeding the existing?)
- Materials / construction methods (is the primary material stone, brick, wood or render?)
- Roof scape, and roof and cornice lines (is there a well defined roof style and height, such as terraced houses? Or a mix of styles and heights?)
- Role of buildings (e.g. landmark, leading, corner turning, gateway or terminal building)
- The building line (as you look along the street is there a well defined line of buildings, such as a terraced street? Or are building set back and arranged in a less defined manner?)
- Street pattern (are buildings arranged in well defined blocks, as often found in cities and towns? Or are they less regimented such as suburbs or villages?)
- Vertical and horizontal rhythms (do windows, doors & features of the building make the building look tall or wide? Do such features & fittings create a consistent pattern or rhythm across the street or building?)
- Landscape form and features (do trees line streets? Are there noticeable level changes across the area? Does the public realm comprise of just streets & roads or does it also contain larger spaces such as squares or green spaces? Is there a unique design & set of materials applied to the public realm?)
- Architectural style / design (is there a distinct style of architecture found in the area?)
- Views through and into the surrounding area (are there views of surrounding buildings, structures or landscape features that a new development could disturb or add to? Would a new development impact on views into the area?)



Bungalow does not align with its two storey terraced surroundings



High elements of the building create gateway features for the car park



The vertical emphasis created by the windows & protruding feature of the historic is acknowledged by the modern



The scale, mass and architectural style of the flat block does not align with its two storey suburban surroundings

This process, often known as an urban design analysis, provides the designer with a 'picture' of how an area functions, what its role is, highlights any bespoke design or detailing, and any issues and opportunities it has. This should then be used, allied with urban design principles⁰, to create a development proposal that responds appropriately with its surroundings and utilises the site's assets.

2 Design & Layout

2.4 Listed Buildings & Conservation Areas

Acknowledgement of character is of great importance when proposing developments within or adjacent to Conservation Areas or Listed Buildings. In such cases proposals will need to be in keeping with the scale, mass and detailing of the existing area, including the use of sympathetic materials.

The conversion or reuse of buildings of historic or architectural value must be undertaken sensitively with regard to preserving the building's character, setting and any features of special architectural or historic interest.

Advice should be sought from the Council's Conservation Officer at the earliest possible stage of a project to ensure designs align with and respect their historic setting.

The Council will be publishing Conservation Area Appraisals and Management Proposals for all the Conservation Area's in Tameside. Management Proposals will respond to the outcomes of the Appraisals.



2.5 Efficient Use of Land

Policy RD3: Efficient use of Land

National policy highlights the need to make efficient and effective use of land by encouraging residential schemes which utilise previously developed land and existing buildings, allied with a minimum density of 30 dwellings per hectare.

The Council supports such policies, allied with appropriate alignment with existing character in terms of scale and mass, aligning with use policies, ensuring any historical status is respected and schemes do not result in over development.

When utilising previously developed land for residential development, developers should ensure they're aware of the site's history and undertake appropriate studies to assess any contamination land issues related to it.

The Council's Environmental Protection Unit can provide guidance and advice on this issue.

<http://www.tameside.gov.uk/contaminatedland>

2.6 Layout Considerations

Applying an appropriately considered layout will ensure the development either contributes to an existing character or creates a character of its own, providing residents with a high quality environment.

A key element of this is creating layouts focused on pedestrians rather than vehicles, with measures such as layouts using connected streets and spaces that aid movement, orientating buildings towards public realm, using shared surfaces and routes, wide pedestrian only routes, and short, curved or irregular streets. This ethos is promoted by the Government through 'Manual for Streets', a companion guide to PPS3, which the Council recommends developers use as guidance, as it will use it when assessing schemes.

Allied with 'Manual for Streets', developers should consider the following sections when creating a layout.

2.7 Secure By Design

The Council supports the Police's Secure-by-Design standards, but this must be appropriately balanced with urban design principles to create designs and layouts that help reduce crime and anti-social behaviour (and the fear of it), without creating fortress type developments.

The Council will consult the Greater Manchester Police Design for Security Team on all developments comprising 10+ dwellings. Further information is available at securedbydesign.com & designforsecurity.org

2.8 Natural Surveillance

Providing high levels of natural surveillance and street activity is a key element of providing safe environments.

Policy RD4: Natural Surveillance

In order to achieve this, the following principles should be applied:

- *Primary living space (living room / kitchen) should overlook property frontage.*
- *Dwellings should utilise primary frontages such as streets, rivers, canals and open space.*
- *Blank facades at ground floor should be avoided.*
- *Design windows to maximise overlooking.*
- *Mixed use development should install active uses (shops, cafes, offices etc) at ground floor to aid street activity.*
- *Primary entrances should be from streets or communal spaces (not private spaces such as car parks).*
- *Planting should not be too high or too dense.*
- *Roads and paths should be direct and overlooked.*
- *Use of alley ways & pedestrian only routes should be avoided, unless overlooked, wide and short.*
- *Parking must be overlooked.*
- *Communal space including open space and play space should be overlooked.*
- *Lighting should be designed to maximise pedestrian security, whilst limiting disturbance to residents.*



Primary entrances onto communal area



Blank facade at ground floor



Active uses at ground floor



Windows maximise overlooking



Poorly overlooked alleyway



Houses back onto the street

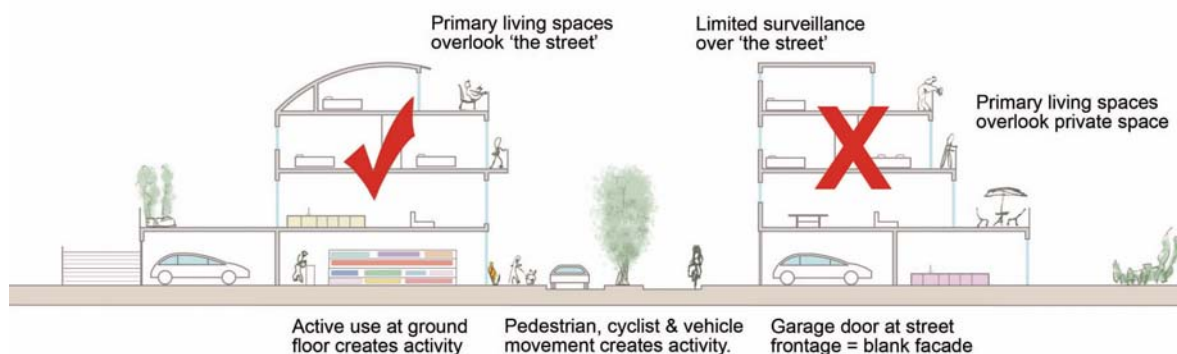


Windows sizes do not aid overlooking



Car parking & public realm is overlooked

2 Design & Layout



2.9 Privacy & Natural Light

Buildings should be orientated to maximise levels of natural light / solar gain and minimise overlooking in habitable rooms⁰ and private gardens. To help ensure this is achieved the Council applies the following minimum distances to conventional layouts and between new and existing developments.

Policy RD5: Minimum Privacy Distances

A. Habitable room to habitable room (1 to 2 & 2 to 2 storey)	21 metres
	14 metres on street frontages
	14 metres between bungalows
B. Habitable room window to blank wall	14 metres to two storey wall
	10 metres to single storey wall
	A reduction may be permitted if the affected window is not the main source of natural light to the room
C. Steep slopes	1 metre extra (to A or B) for every 1 metre in height difference between facing buildings
D. 3 or more storeys	3 metres extra (to A or B) for every storey to a maximum 36 metres.
E. Infill sites	Variation of these guidelines may be acceptable on infill sites where existing spacing should be taken into account
F. Oblique overlooking (Habitable room window to habitable room window)	1 metre reduction (from A or B) in distance for every 10 degree reduction in angle from 90 degrees between facing buildings. (see drawings on following page)

⁰ Habitable rooms are living rooms, dining rooms, kitchens, bedrooms and conservatories

Design & Layout 2



A. Draw a vertical line 90° to line of the window

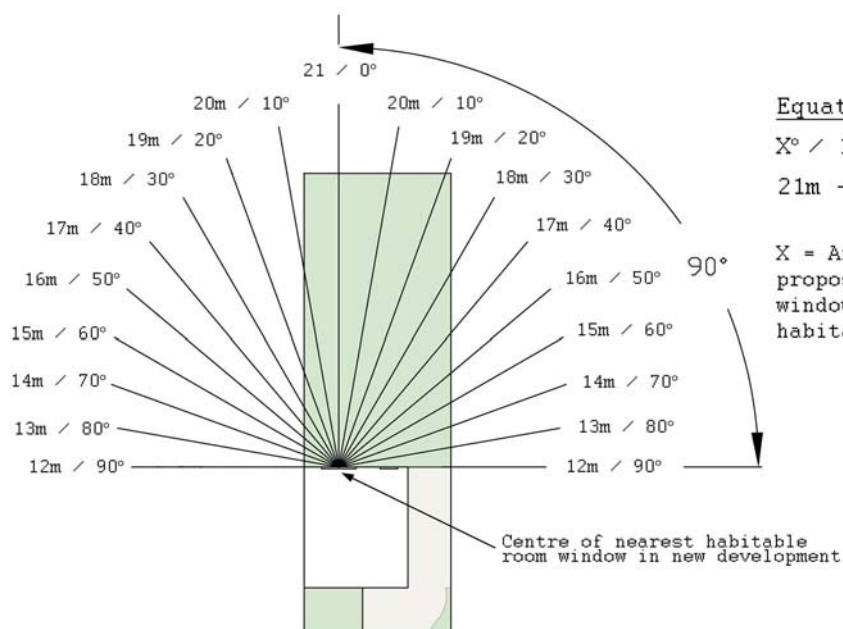


B. Draw a line between the centre of the habitable room windows



C. Measure the angle between the two lines to gain (X) for the equation

Steps to working out minimum privacy distances



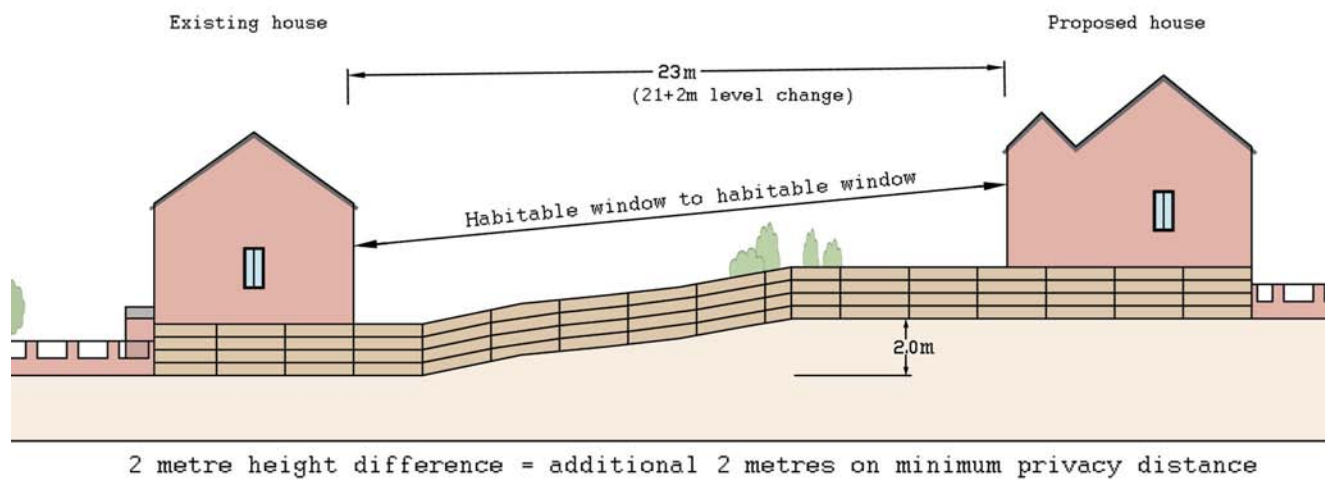
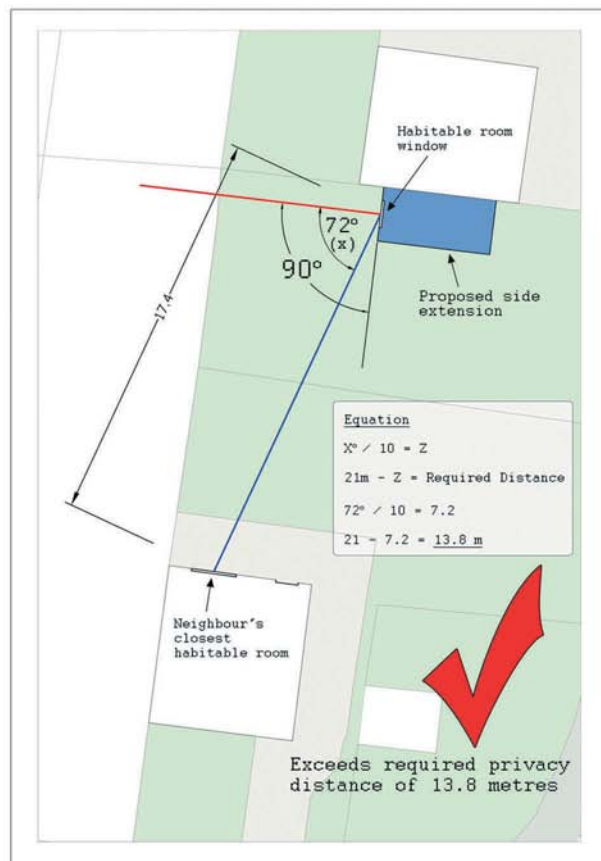
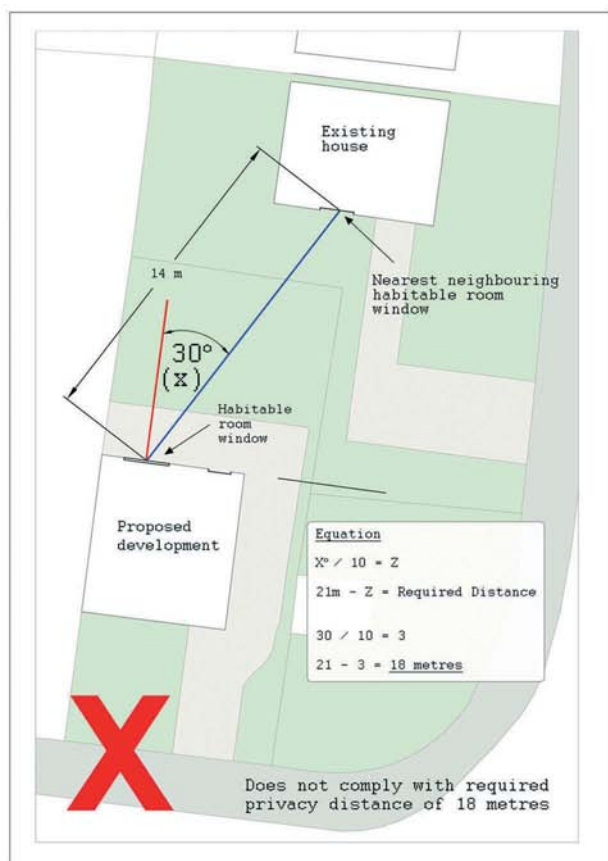
Equation

$$X^\circ / 10 = Z$$

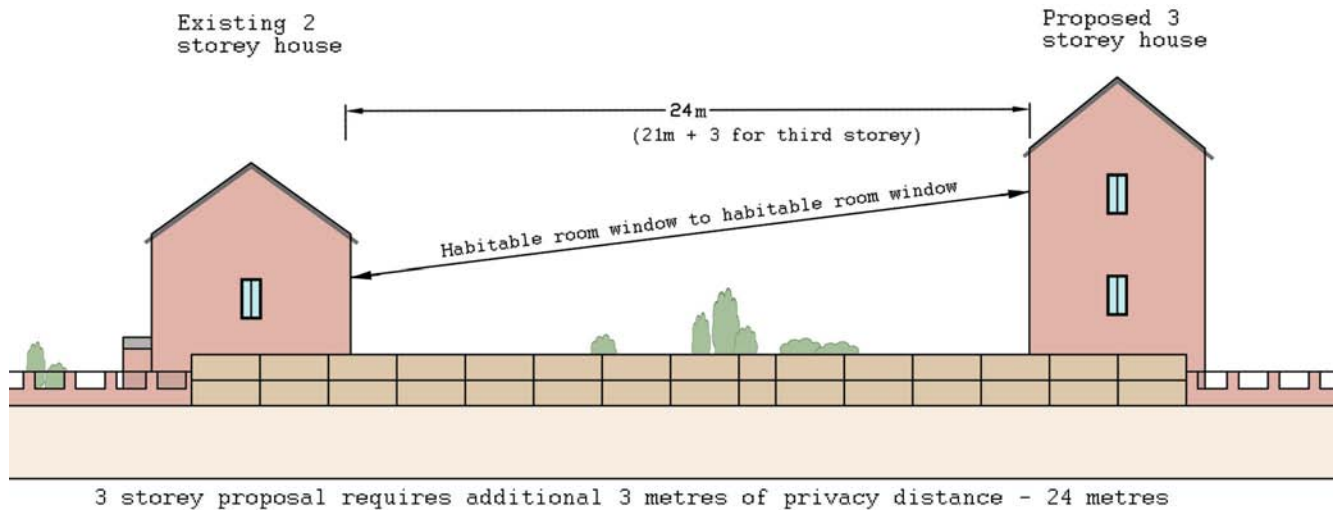
$$21\text{m} - Z = \text{Required distance}$$

X = Angle of line from proposed habitable room window to existing habitable room window

2 Design & Layout



Design & Layout 2



The following may assist in achieving the above standards:

- Careful room arrangement and designing window sizes to relate to their use.
- Careful orientation of primary and secondary windows.
- Exploiting the natural contours of the site.
- Orientating buildings to create oblique views across the street.
- Providing adequate screening.
- Including set backs from the street where appropriate.

Policy RD6: Use of Opaque Glazing

Opaque / frosted glazing should not be installed into the primary windows of habitable rooms in order to overcome privacy distance short falls. Such glazing should only be used in bathroom windows or for ornate features.

The Council may accept reduced privacy distances in certain circumstances. Any relaxing of standards will be judged on a case-by-case basis and should be supported by relevant explanatory information.

Installing appropriate boundary treatments will help ensure a reasonable degree of privacy and security. It is also recommended that rear gardens back onto rear gardens to maximise privacy and security. Consult Policy RD21 for guidance on boundary treatments.

2 Design & Layout

2.10 Car Parking

Well designed and located car parking is an essential element of achieving, or maintaining high quality residential environments.

The parking requirements of a development must be considered at the inception stage of the project, to ensure it is integrated into the overall design of the scheme. Parking should not be an after thought of the design process. This results in a 'what can we fit where' approach leading to vehicle cluttering of the public realm and a poor quality layout.

Each development will require its own specific mix of parking, but in designing these, the following principles should be considered:

Policy RD7: Design of Car Parking

- Large areas of surface car parking should be avoided.
- Where surface or on-street parking is permitted, it must be designed in a way that reduces its visual impact on the surrounding environment. Appropriate landscaping, materials and small grouping of spaces can aid this.
- Surface car parking should be contained within small enclosed courtyards.
- Parking provision should not dominate front garden areas, the street or impede pedestrians.
- Garages should not dominate frontage and ideally be set back from the building line.
- The Council does not encourage integrated garages (such as some 3 storey town houses) where it results in no primary living space over looking property frontage or large areas of blank facades.
- Understated access points into parking areas are encouraged.
- Appropriately sited under-croft and basement parking is encouraged in flat developments.
- All car parking should be secure for users and vehicles, through physical measures and/or natural surveillance.
- Surface materials should be permeable wherever possible.



Small areas of overlooked surface car parking



Multi-storey car park with flats above & units for commercial uses below



Large area of surface parking



Surface parking integrated into the public realm with landscaping & hard surfaces



Understated / hidden car park entrance



Set back garage



Parking dominated streets & impedes pedestrians



Isolated garages



Upper floor parking enables activity at ground floor

2.11 Car Parking Standards

The following car parking standards should be applied to all residential developments:

Policy RD8: Parking Standards

Houses	Area A	Area B	Area C	Disabled Bays	Bicycles	
	Maximum		Advisory			
1 bedroom	0.5 to 1	1	1	Negotiated on a case by case basis	1 allocated 1 communal	Cycle parking need not be provided if garages are available.
2 to 3 bedrooms	1.5	2	2		2 allocated 1 communal	
4+ bedrooms	2	3	3		4 allocated 2 communal	

Area Accessibility Category	Locations	Tameside
A	- City & town centres in metropolitan areas - Regional town & city centres	Ashton town centre
B	- Non-metropolitan key service centre town centres - District or local centres in metropolitan areas - District or local centres in regional towns & cities	All other town centres
C	- All other areas	Rest of Borough

Town centres are those highlighted as such in Tameside UDP (2004)

Garage spaces are not included within the space provision. However, if development provides them and their long term use for the storage of a vehicle is protected by appropriate planning conditions it may be appropriate to include them.

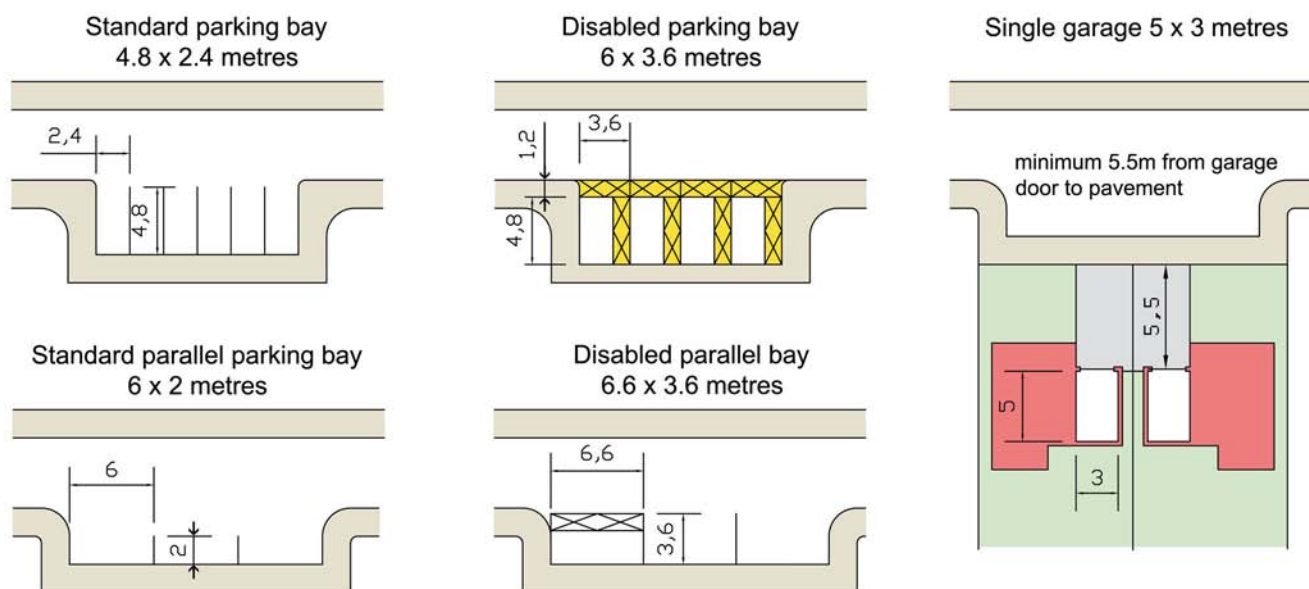
2 Design & Layout

2.12 Parking Bay & Garage Dimensions

Parking bays and garages must be of acceptable dimensions to ensure they fulfil their function. The Council requires the following minimum dimensions:

Policy RD9: Minimum Parking Bay Dimensions

- *Standard parking bay 4.8 x 2.4 metres.*
- *Standard parallel bay 6 x 2 metres.*
- *Disabled parking bay 6 x 3.6 metres.*
- *Disabled side entrance bay 6.6 x 3.6 metres.*
- *Single garage (internal dimensions) 5 x 3 metres.*
- *Where proposed close to a highway there must be a minimum 5.5 metres between the garage door and pavement to ensure the highway is not obstructed whilst the garage door is being opened.*



Minimum Parking Bay Dimensions



2.13 Cycle Parking

As detailed in the parking standards, apartment blocks must provide secure facilities for cycle storage. When designing these, the following should be considered:

Policy RD10: Design of Cycle Parking

- *Internal security for individual bikes should be possible.*
- *Timber panelling should not be used as the primary material.*
- *Materials should align with those of the development.*
- *External stores should be overlooked, covered & secure.*
- *Storage areas should not be sited at prominent locations.*
- *Not applied as an after thought.*

2.14 Public Transport

Sustainable travel can make a significant contribution to reducing the carbon footprint of a development, as such developers are encouraged to promote & accommodate public transport, walking and cycling.

Greater Manchester Public Transport Executive (GMPTe) request that ideally all parts of the residential development should be:

- within 400m of a bus service running every 15 minutes, or
- within 250m of a bus service running every 30 minutes (day) & hourly (eves & Sun).

When designing a large development, consideration should be given to whether the scheme will have a bus route running through it. If it is, the designers should contact the Council's Highway Engineers and GMPTe (www.gmpte.com/) for guidance on designing roads that can accommodate bus movement. However this must not lead to a dominating road network, all designs should align with guidance in Manual for Streets, ensuring the pedestrian environment come first.

If a developer wishes to relocate a bus stop, it must contact GMPTe at the earliest opportunity. All costs of relocation must be met by the developer.

If a development is to accommodate between 50 and 80 dwellings, the developer must undertake a Transport Assessment. For developments over 80 units, a Travel Plan must also be undertaken.



2 Design & Layout

2.15 Private Amenity Space

The Council believes all residential properties should have access to private or communal outdoor space what ever the type or location. Gardens, terraces and balconies provide residents with outdoor areas for relaxation, leisure and clothes drying, and contribute considerably to resident wellbeing.

In order to ensure new build dwellings provide sufficient outdoor space the Council will apply the following standards:

Policy RD11: Private Amenity Space

1. *Flats / apartments - all residents must have access to functional, enclosed amenity space, whether communal or private.*
2. *Houses - all houses should have private amenity space of a size and function suitable for its intended occupants. Houses of 3 or more bedrooms will be considered family homes and should have an outdoor space that reflects this.*



Design & Layout 2

When applying standards to a flat development an appropriate mix of communal and private space (balconies & roof gardens) may provide the best solution. When proposing these, consider the following:

Policy RD12: Design of Private Amenity Space

Balconies

- *Balconies should not clutter facades (recessed balconies could aid this).*
- *Balconies should be designed into the scheme, not applied as an after thought.*
- *Ensure privacy distances are maintained.*
- *Ensure building security is not hindered.*
- *As a minimum, balconies should enable two people to sit comfortably.*

Gardens

- *The size, shape, gradient and surface treatment should be appropriate to create functional, attractive spaces.*
- *Gardens should be easily reached from the dwelling it serves.*
- *Rear gardens should generally be designed as private spaces.*
- *Front gardens should not restrict natural surveillance over property frontage or street.*

Roof gardens / terraces

- *Ensure privacy distances are maintained.*
- *Designed to reduce any potential conflict with other residents.*
- *Ensure its use is not hindered by neighbouring uses / services.*

Communal areas

- *Communal areas should be a private space for residents.*
- *Spaces should be considered an element of the overall design.*
- *Areas should not comprise of a bland space adjacent to a car park.*
- *Where appropriate, areas should be secure.*
- *Spaces should enable multi-resident use.*



Protruding balconies appear to be an after thought



Recessed balconies complement the building's architectural style



Functional communal space



Functional, attractive gardens



Poorly designed private amenity space, with limited function and no privacy



Front gardens provide attractive buffer & enables surveillance



Communal space enables multi-resident use

2 Design & Layout

2.16 Public Realm

The quality of public realm⁰ is as important, if not more important in some circumstances, as the buildings it surrounds and links, when creating high quality, legible spaces and environments. As such it must be considered integral to a development scheme.

Policy RD13: Design of Public Realm

To help achieve quality public realm, schemes should aim to:

1. Create pedestrian focused streets and spaces

- *Do not let a highway design dictate a residential layout.*
- *Apply a 20 mph speed limit across the site.*
- *Reduce vehicle speeds through design & do not apply traffic calming as an after thought.*
- *Minimise street clutter.*
- *Avoid segregating pedestrian and vehicle routes.*
- *Design for pedestrian & cyclist movement and safety.*
- *Provide clear, direct routes & links to public transport.*
- *Use appropriate trees to help 'green' street environments and assist biodiversity.*

2. Enhance or create character

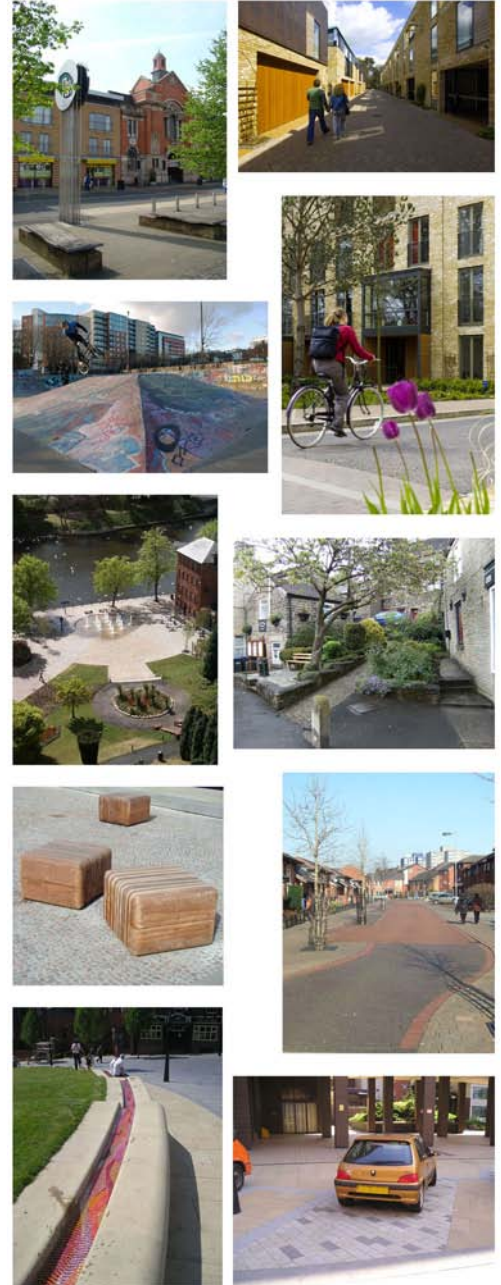
- *Use quality materials and landscape features to work with buildings in creating quality environments.*
- *Use features such as public art and bespoke street furniture to enhance character.*
- *Retain historic street surfaces & features.*

3. Integrate parking into the public realm

- *Minimise the visual impact of car parking through the use of appropriate materials and soft landscaping.*
- *Apply a mix of parking types to help reduce its overall impact on the surrounding environment.*

4. Create functional green / open space

- *Ensure spaces are overlooked.*
- *Retain and use existing landscape / trees where possible.*
- *Spaces should not be merely left over land.*
- *Space should be designed to provide a biodiversity benefit.*



2.17 Existing Trees & Hedgerows

When designing public realm and landscape schemes developers should consider integrating any existing landscape features, such as mature trees and hedgerows into their proposals. Such features can help provide immediate enhancement and visual maturity to a site and its surroundings, raise the overall quality of a new development scheme and help establish a distinct character for the area. Where such features do exist the Council will generally seek retention by the developer.



If there are mature trees on your site it is advised you establish whether any are covered by a Tree Preservation Order (TPO) prior to any design work taking place, as this will impact on it. The Council's Arboricultural Team can then advise you on this issue and provide guidance on designing the trees in to your scheme and protecting while construction takes place.

Further information can be sourced from Tameside's Trees & Landscaping on Development Sites SPD. www.tameside.gov.uk/planning/ldf/spd/developmentsites



Existing trees and hedgerows may be used by nesting birds and roosting bats, which must be considered by developers or homeowners when undertaking developments close to or involving trees and/or hedgerows. If development includes existing buildings, consideration should also be given to these being used as roosts or nesting areas.

All species of British bats and their roosts (even when unoccupied) are protected by European legislation (via the Habitats Regulations 1994 (as amended)). Where bats are found to be present a licence issued from Natural England may be required to undertake development. Most species of birds are protected under the Wildlife & Countryside Act 1981 (as amended), and it can be an offence to disturb birds whilst they are nesting.

If residential development proposals include the loss of, or works to, trees or hedgerows, surveys for these groups may be required, particularly bats. Contact the Development Control Officer for further guidance on this issue.

2 Design & Layout

2.18 Highways

As detailed above, the road network of residential developments must not dictate its design and inevitably its environment, yet it must function appropriately and meet the Council's highways standards.

The size, location and type of development proposed will dictate the exact standards that need to be applied; as such it's vital you consult the Council's Highway Engineers at the early stages of your scheme to ensure alignment with the Council's highway and street lighting requirements.

2.19 Green Space Provision



The Council has carried out an assessment of its green spaces that has fed into the green space tariff of the Developer Contributions system, enabling areas of deficiency to be improved by new development. The green space tariff will apply in the following circumstances:

- If the total development provides over 286 dwellings, it will be required to create and manage a category 1 green space (play area, informal green space, general amenity area).
- A development of between 1 & 286 dwellings in an area of green space need will be required to pay a tariff levy which will be pooled to provide a new green space of a category type needed, or to improve an existing space.
- Developments over 1 dwelling outside areas of need will be required to pay a tariff for the improvement of existing green spaces.

Applicants should consult the Developer Contributions SPD for further guidance on this issue.

www.tameside.gov.uk/planning/ldf/spd/developercontributions



2.20 Refuse & Recycling Storage

It is essential that adequate storage is provided within the curtilage of new developments to store the wheeled bins used by Tameside Council. Storage areas should have space for 3 bins where properties don't have gardens and 4 for those with.

Policy RD14: Design of Refuse Storage

- *Storage areas should be to the side or rear of the dwelling to reduce potential street cluttering and not detracting from the street scene. Where this is not possible an appropriately designed store may be considered acceptable at property frontage, yet these should not dominate frontage or visually detract from the scheme's design.*
- *Where a number of properties are proposed consideration should be given to communal storage if this presents the best design solution.*
- *Bin stores must be large enough to store and manoeuvre all bins required by the development.*
- *External storage areas should not be applied as an after thought, but designed to align with the primary development. To aid this, the following principles should be applied:*



Unsecure wood panelled bin store at the entrance to the development



Covered, secure & the same materials as the apartments



Bins stored at property frontage



Bin stores dominate frontage

- *Storage areas should be covered & secured.*
- *Timber panelling should not be used as the primary material.*
- *Materials should align with those of the development.*
- *Storage areas should not be sited at prominent locations.*
- *Should not hinder resident amenity i.e. in view of living room windows or adjacent to amenity space.*

Also consult Building Control on refuse storage design.

You must ensure it is possible for bins to be wheeled to the waste collection point (a maximum distance of 25m). Steep gradients (more than 1:12) and steps must be avoided on access routes.

Developments of over 7 flats are encouraged to install Eurobins for both refuse collection and recycling.

Bin sizes:

- Standard residential - 1.1m (H) x 0.75 (D) x 0.6m (W)
- Eurobin 1100 – 1.4m (H) x 1.1m (D) x 1.2m (W)
- Eurobin 500 – 1.1m (H) x 0.8m (D) x 1.3m (W)

2 Design & Layout

2.21 Architectural Styles

The Council will not dictate the architectural style of residential developments. Through an appropriate character assessment architects and designers should be aware of the form a design should take.



The Council is open to modern and traditionally inspired house types and designs, with the only stipulation being that all designs are place specific and represent high quality functional design.

2.22 Housing Mix

The size and constraints of a site, allied with minimum density requirements, will often dictate the type of homes developed. But on large sites (developments of 10+ houses) the Council will:

Policy RD15: Mixed House Types

Seek an appropriate mix of house types to meet the varied needs of individuals, couples and families; ensuring balanced communities are created and bland monotonous estates are not developed.

When apartments are proposed the same principle should be applied ensuring developments do not comprise a single unit type or size. As such:

Policy RD16: Unit Mix of Apartments

Developments containing a single unit size or type will not be supported, particularly where a dominance of one bed units are proposed.



In delivering this mix, developments must not seek to over develop sites with inappropriate schemes. This is of particular concern where flats are proposed to replace single dwellings.

Design & Layout 2

Policy RD17: Siting of Apartments

Apartment proposals will only be acceptable where:

- *It aligns with / enhances the local character.*
- *Proposals are of an appropriate scale and mass.*
- *Does not lead to a prevalence of flat developments in areas outside town centres.*



The scale & mass of apartments acknowledge their urban setting



Inappropriate apartment block fails to respect suburban scale & mass

2.23 Dwelling Sizes

Achieving high quality sustainable design is not merely about external appearances. Quality design must have form (visual appearance) and function (fit for purpose / usability) providing residents with an attractive home that meets their requirements (as requested by Lifetime Homes & Buildings for Life).



A key element of a home's function is to provide adequate space for its intended occupants and allow for an element of change. If a dwelling does not provide sufficient space for its intended number of occupants, then it fails to function. As such it does not represent high quality design, therefore should not be granted planning permission.

Policy RD18: Minimum Dwelling Sizes

To ensure form and function (good design) is achieved the Council recommends the following minimum space standards be applied to all residential developments:

1 bedroom (<2 people)	2 bedrooms (<3 people)	3 bedrooms (<4 people)	4 bedrooms (<5 people)	5 bedrooms (<6 people)
51m ²	66m ²	77m ²	106m ²	109m ²

1. Standards are gross internal areas & do not include garages, balconies or terraces
2. Standards are sourced from English Partnerships Quality Standards, Delivering Quality Places 2007

2 Design & Layout

Applying these standards will have the following benefits:

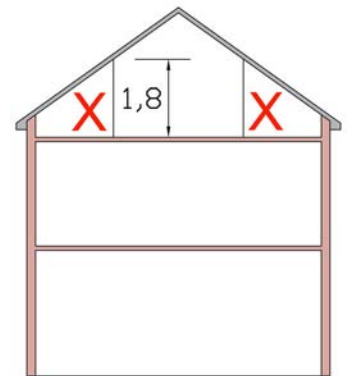
- Ensuring homes meet the spatial needs of all the intended occupants.
- Improving opportunity for children's play & study space.
- Will contribute towards developing sustainable homes that, within reason, have the capacity to adapt to the changing needs of its occupants (PPS1 para 36).
- Help developments meet standards of Code for Sustainable Homes (code 6 requirement by 2016), Lifetime Homes and Buildings for Life.
- Creating homes that will meet the needs of future generations.
- Enable installation of / adaptation for environmental features and technologies.
- Aid the development to meet Part M Building Regs.

Where proposals fail to achieve these standards, applicants should provide sufficient information on how the proposals will deliver quality, functional design within a reduced internal area. This may include an ability to extend the house to or beyond the minimum standards.

Regard will also be had to the usability of space, in particular floor to ceiling heights. This again affects the function of a dwelling, particularly where flats or rooms are proposed in roof spaces.

Policy RD19: Living Space Head Height

Areas below a head height of 1.8 metres should not be considered part of the functional living space.



2.24 Access for all / Lifetime Homes

New housing developments should be accessible and adaptable in order for them to serve everyone through their life, from parents with young children, through to elderly people and persons with a physical impairment.

This principle should be applied to not only the dwellings, but the public realm and any ancillary elements such as parking areas and bin stores. The revisions to Part M Building Regulations has helped achieve this, but the Council also supports the application of Lifetime Homes standards, which in some cases exceeds Part M requirements.

The Lifetime Homes Standard comprise 16 design criteria related to interior and exterior features of a building, with the core focus being to create accessible and adaptable homes.

All public sector housing in England will be built to this standard by 2011, with a proposed target of 2013 for private sector dwellings.

Design & Layout 2

2.25 Detailing

The detailing applied to a building can have a considerable affect on the overall design. While appropriately selected detailing can successfully complete a design, poor selections can equally detract from it. Applying a small number of materials with simple, subdued detailing can often create the best solution.



Policy RD20: Detailing of Buildings

Designs should consider:

- How materials, colours and styles of detailing will work together.
- The siting of elements such as rain water detailing, meter boxes, external lighting, flues and vents; and accessibility of letter boxes.
- The scale of detailing such as balconies & bin stores. Do they dominate/clutter the façade?
- Does the detailing proposed align with or make reference to surrounding buildings?

The Council recommends mail boxes align with European Standard EN13724, particularly in terms of size (325-400mm vertical & 230-280mm horizontal) and location (between 700 & 1700mm from base).



Simple detailing of the modern does not over dominate the historic



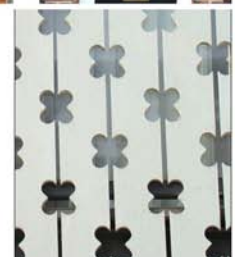
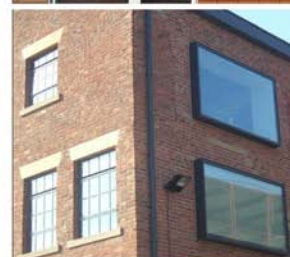
Bespoke detailing contributes to the building's overall design



A small materials palette complements the simple design to create a high quality scheme



The balconies and Juliette balconies dominate the facades



2 Design & Layout

2.26 Boundary Treatments

Boundary treatments play an important role in distinguishing public and private areas, providing residents with an element of enclosure, privacy and security. As with other detailing elements, boundary treatments should complement the building and align with its surroundings.

Policy RD21: Design of Boundary Treatments

Property & road frontage

- Walls, railings or fences should be constructed of materials which match the property.
- If the surrounding area has a distinctive style of boundary feature you should aim to harmonise with this, particularly when they are historic treatments.
- Historic boundary details should be retained.
- Wooden panel fencing should not be used at road frontage.
- Boundaries higher than 1 metre will require planning permission (sometimes less, if controlled by a condition on a previous planning permission).
- Boundary treatments higher than 1 metre should have an element of transparency (e.g. railings or openings in a wall)



Rear treatments

- Where a rear boundary is adjacent to a road, materials should align with the property and surrounding area, where appropriate.
- Historic boundary details should be retained.
- Boundaries higher than 1 metre adjacent to a highway used by vehicles will need planning permission.
- Structures over 2 metres in height will require planning permission.

2.27 Infill & Backland Development

Appropriately designed infill and backland development can make efficient use of under utilised land. However, when developing such sites proposals must ensure they do not harm the existing character of an area. As such, particular attention should be given to the following:

Policy RD22: Infill & Backland Sites

- *Plot and boundary widths should align with the surrounding street.*
- *Scale and mass of dwellings should align with their surroundings.*
- *Architectural styles and materials should generally align with the existing.*
- *Development must follow an existing building line and orientation, particularly at road frontage.*
- *Ensuring privacy distances are achieved.*
- *Proposals should not land lock other potential development sites.*
- *Retaining and providing appropriate outdoor amenity space, parking & access.*



An infill development acknowledges the architectural style of the existing



A backland development with houses reflecting the existing at street frontage & within the 'back' site



An infill development continues the building line & acknowledges building widths



Potential site for backland development



Acceptable proposal with dwellings following the building line & of a size appropriate to surroundings



Unacceptable proposal with a dwelling ignoring the building line & a large block failing to acknowledge the scale and mass of its surroundings

3 Sustainable Development

There is a recognised need to reduce the impact our lives are having on the Earth's environment, to ensure future generations can enjoy an equivalent or improved standard of life. Reducing our carbon (CO₂) emissions play an important role in achieving this, as such the Government has committed to an 80% reduction in emissions by 2050.

The construction of new and use of our existing homes contribute significantly to the country's CO₂ emissions, as a result there are a number of statutory measures being introduced to help reduce the CO₂ emissions of new housing.

3.1 Code for Sustainable Homes

The existing housing stock is a primary emitter of the country's CO₂, as such there is a need to improve the efficiency of new and existing houses. To help address this the Government has introduced Code for Sustainable Homes, a stepped tightening of Building Regulations that will result in all new housing developed from 2016 being zero carbon rated.

Date	2010	2013	2016
Energy efficiency improvement of the dwelling compared to 2006 (Part L Building Regulations)	25%	44%	Zero Carbon
Equivalent standard within 'the Code'	Code level 3	Code level 4	Code level 6

The Code uses a 1 to 6 star rating system to illustrate the sustainable performance of a house, which is recorded on a certificate assigned to the dwellings as part of the Home Information Pack. Nine categories are assessed; energy and CO₂ emissions, water, materials, surface water run off, ecology, waste, pollution, management and health and wellbeing.

While the Code for Sustainable Homes is assessed by Building Regulations, implementing the measures and systems needed to achieve the required levels will affect the building's design. Therefore it is essential that its implementation is considered from the outset of your project.

For more information on the Code for Sustainable Homes contact the Council's Building Control Section or www.communities.gov.uk/thecode

3.2 Decentralised Energy

Allied with the Code for Sustainable Homes, the North West Regional Spatial Strategy (September 2008) states in policy EM 18 Decentralised Energy Supply:

Policy RD23: Decentralised Energy Requirement

All residential developments comprising 10 or more units should secure at least 10% of their predicted energy requirement from decentralised and renewable or low-carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

Decentralised Energy solutions can include one, or a combination of the following:

- Combined heat and power (CHP)
- Photovoltaics / Solar cells

Sustainable Development 3

- Wind turbine
- Biomass
- Geothermal
- Small scale hydroelectric

The following provide further information on the subject of decentralised energy:

The UK Information Portal for Decentralised Energy www.dekb.co.uk/home/

Energy Saving Trust www.energysavingtrust.org.uk

3.3 Wind Turbines & Solar Panels

Installation of wind turbines and/or solar panels will contribute to achieving the above standards for new builds, whilst helping to reduce the carbon footprint and energy bills of existing properties.

Policy RD24: Installation of Wind Turbines & Solar Panels

Such measures are fully supported by the Council, but their installation must align with the following principles:

- *Solar panels should be sited, as far as is practicable, to minimise their effect on the appearance of the building & its surroundings.*
- *The siting, design, colour and size of a wind turbine, should be such that it does not create an unacceptable visual impact to neighbouring properties.*
- *Wind turbine should not cause noise or vibration disturbance to neighbours.*
- *Solar panels can be installed without planning permission in certain cases (see Appendix One for details).*
- *Planning permission is required for the installation of a wind turbine.*
- *If a proposed wind turbine is to stand 11 metres or more above ground level or a turbine attached to a house has rotors with a diameter of 2 metres, then the Ministry of Defence (MOD) must be consulted as part of the planning process.*



3 Sustainable Development

3.4 Sustainable Urban Drainage

An increase in flood incidents over recent years has highlighted the importance of incorporating effective water management in development schemes. Traditionally drainage systems have focused on removing water from the site as quickly as possible, but this often contributed to increased flood risk downstream. It also reduces ground water soaking and can lead to an increase in watercourse contaminants.

Sustainable Urban Drainage Systems (SUDS) use a range of techniques to manage surface water close to the source in order to control the quality and rate of run-off and enhance landscape value of the site. Each site will require its own mix of techniques, which could include:

- permeable pavements
- swales & basins
- green roofs & rainwater reuse
- infiltration trenches & filter drains
- ponds & wetlands

It's recommended that during initial site investigation and design works, potential SUDS techniques appropriate for the site are considered and planned for.

The North West Regional Spatial Strategy, through policy EM5 Integrated Water Management, has established a requirement for new development, including residential, to 'incorporate sustainable drainage systems and water conservation and efficiency measures to the highest contemporary standard.' It also encourages the 'retrofitting of sustainable drainage systems and water efficiency within existing developments.'



Policy RD25: Sustainable Urban Drainage

In response to the above, the Council requires all residential developments to incorporate Sustainable Urban Drainage Systems.

Further information on SUDS can be found at:

<http://www.environment-agency.gov.uk/business/sectors/36998.aspx>

<http://www.ciria.org/suds/>

Household Extensions 4

Household Extension Guidelines



4 Household Extensions

This element of the SPD explains the issues considered by the Council when processing your household extension planning application. It aims to ensure any extension positively adds to your home and its surroundings, whether planning permission is needed or not.



4.1 Do I need Planning Permission?

Not all extensions will need planning permission. General Permitted Development Rights allow house owners to carry out certain extensions and modifications without requiring planning permission.

General Permitted Development covers the following development, which may or may not require planning permission depending on their size, location and detailing:

Extensions; Roof Extensions; Porch; Outbuildings, Enclosures, Swimming Pools or Storage Containers; Hard Surfaces; Chimney, Flue or Soil Pipe; antenna; Solar Panels; and Fences, Gates & Walls.

Details of which developments require permission and which do not are outlined in Appendix One. If, following reading this information you're unsure whether your proposal requires permission please contact the Council's Development Control Section.

The Planning Portal provides an interactive model that may also assist you:

Some properties, particularly those built more recently, have had their permitted development rights removed. Information on properties which have limited permitted development rights is available on the Council website (<http://public.tameside.gov.uk/forms/permitdevindex.asp>). Details will also be included in property deeds and sales particulars.

4.2 Building Regulations

Whether or not they need planning permission, most extensions will need to meet Building Regulation standards, which ensure the health, safety & equality of people in and around buildings by providing functional requirements for building design and construction. This assessment is separate from planning permission, and a further application for Building Regulation Approval will be necessary. For advice you should contact the Council's Building Control Section www.tameside.gov.uk/corpgen/new/bldregs.

4.3 Project Planning

It's important you allow sufficient time to get planning permission. From submission, it can take up to 8 weeks for a decision to be made. Therefore, don't arrange for your builders to be on site 4 weeks after submitting your application! Details of planning application fees are available on the Council website. There is no fee if; 1. The application is required because of the removal of permitted development rights by a condition or Article 4 direction; 2. Works to improve access to a public building for people with disabilities, or to improve his/her access, safety, health or comfort at his/her dwelling; 3. After an application has been withdrawn, and; 4. After an application has been refused you get one 'free go'.

4.4 Neighbours

You should discuss plans for an extension with your neighbours at the outset. This is a chance to address issues which could become significant obstacles later on. You should try to resolve any objections your neighbours have before submitting an application. This is especially important if their permission will be needed to carry out work on the party boundary. Where works are proposed involving the party boundary it is recommended you consult the Party Wall etc Act 1996, which provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings. www.communities.gov.uk/publications/planningandbuilding/partywall

4.5 Trees

If there are trees in your garden you should give them consideration when planning your extension. If a tree needs to be removed or have works carried out you must ensure it's not protected by a Tree Preservation Order. The Council's Arboricultural Team will be able to advise you whether this is the case and how it may affect your plans.

While there may be a need to remove trees to enable your extension to take place, the benefit trees can have in terms of wildlife, visual amenity, weather protection and potential shading should not be dismissed. As such the Council urges you to only remove trees when considered absolutely necessary.

For advice on TPOs and other tree issues consult the Trees and Landscaping on Development Sites SPD www.tameside.gov.uk/planning/ldf/spd or contact the Council's Arboricultural Team.



Existing trees and hedgerows may be used by nesting birds and roosting bats, which must be considered by developers or homeowners when undertaking developments close to or involving trees and/or hedgerows. If development includes existing buildings, consideration should also be given to these being used as roosts or nesting areas.

All species of British bats and their roosts (even when unoccupied) are protected by European legislation (via the Habitats Regulations 1994 (as amended)). Where bats are found to be present a licence issued from Natural England may be required to undertake development. Most species of birds are protected under the Wildlife & Countryside Act 1981 (as amended), and it can be an offence to disturb birds whilst they are nesting.

If residential development proposals include the loss of, or works to, trees or hedgerows, surveys for these groups may be required, particularly bats. Contact the Development Control Officer for further guidance on this issue.

4 Household Extensions

4.6 Contaminated Land Issues

Tameside has a history of coal mining and still contains reserves across its central and western areas capable of surface extraction (according to the Coal Authority). As a result of this mining legacy homeowners must ensure they undertake appropriate ground investigation works to establish whether their site contains any former workings / infrastructure (shafts, adits & shallow mines) that could restrict development. If a mining legacy exists, mitigation measure can be applied to enable development to take place.

4.7 Services

During the project planning stages of your extension / development it is vital that you establish whether any services (electricity, water, gas, sewerage or telephone) above or below ground are located within or in close proximity of your site, and could be affected by your proposals. If not established at initial stage of a project, their discovery during construction could stop the development. Land searches undertaken when purchasing your property may provide you with some of this information.

United Utilities Water has reported that it receives 2000 applications per year from people who have received planning permission, begin work and Building Control advises them that they're building near a public sewer and need United Utilities permission to carry on.

4.8 Protected Species

Prior to undertaking extension works to your property the Council recommends you ensure no protected wildlife will be affected by your proposal. Bats and birds are likely to be most common species effected by extensions as they often occupy roof scapes.

All species of British bats and their roosts (even when unoccupied) are protected by European legislation (via the Habitats Regulations 1994 (as amended)). Where bats are found to be present a licence issued from Natural England may be required to undertake development. Most species of birds are protected under the Wildlife & Countryside Act 1981 (as amended), and it can be an offence to disturb birds whilst they are nesting.

Household Extensions - General Design Considerations 5

Wherever the location of your proposed extension, there are design principles that should be applied.

5.1 Character

As with any development, an extension must acknowledge the character of the house and wider area, creating an extension that complements rather than dominates:

Policy RED1: Acknowledge Character

- *Apply an architectural style that reflects the existing dwelling.*
- *Use materials & external fixtures and fittings that align with the existing in terms of size, style, colour and texture.*
- *The scale and mass of the dwelling must not be significantly altered by an extension. Extensions should be subordinate to the original building & not result in the significant external remodelling of a dwelling.*

Any proposals that seek to substantially alter or remodel a building cannot be dealt with as a householder application.



An extension that fails to successfully align with the existing dwelling and area will generally be refused permission.



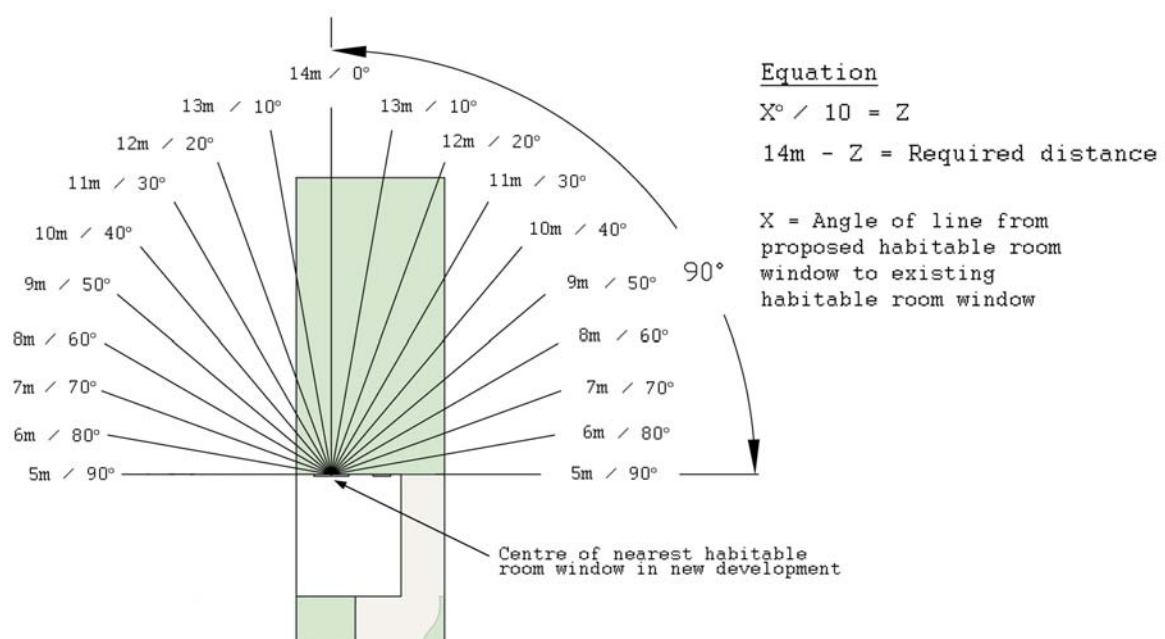
5.2 Loss of privacy and sunlight

The siting and size of home extensions should not cause unacceptable overshadowing, loss of natural light or privacy reduction to neighbouring properties. To ensure this the Council applies the following minimum distances between new buildings / extensions and existing properties:

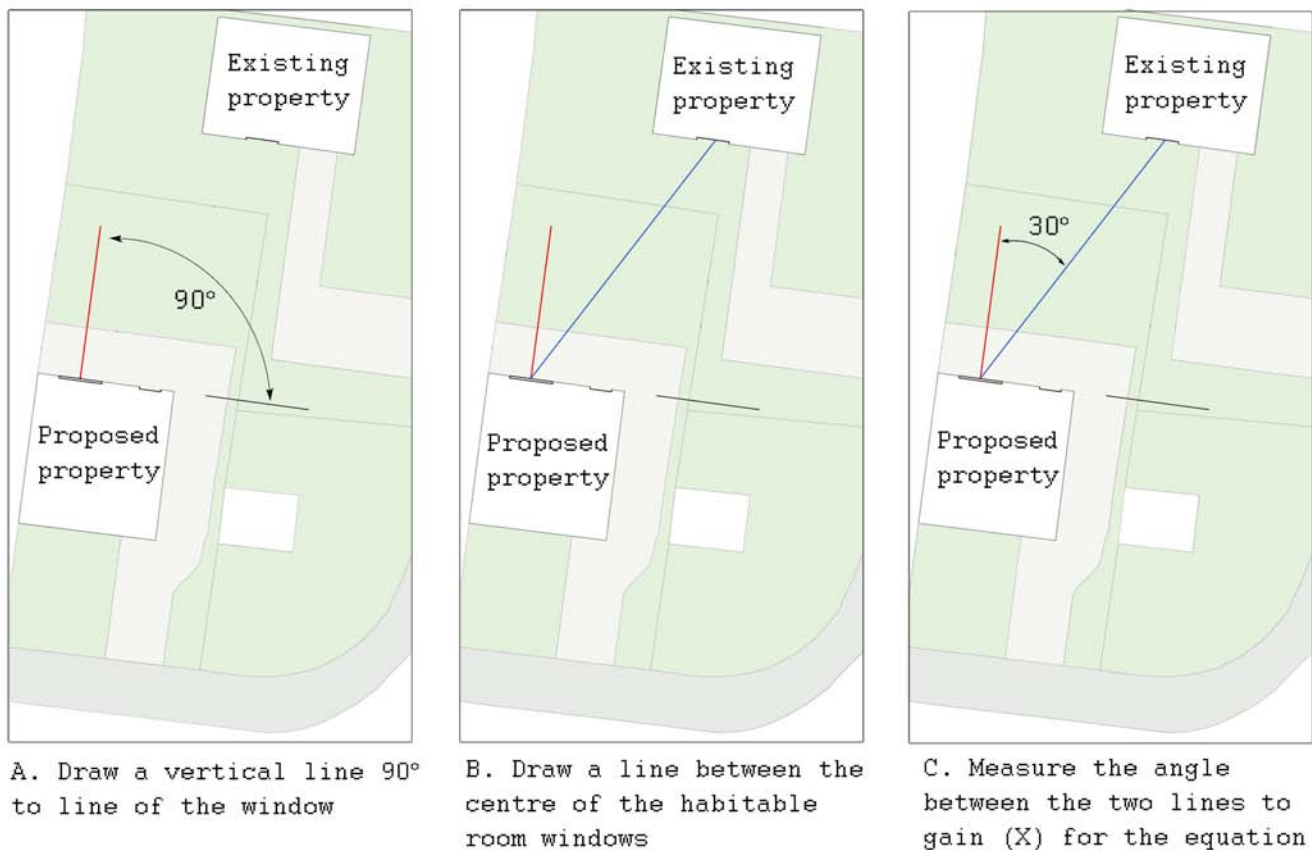
5 Household Extensions - General Design Considerations

Policy RED2: Minimum Privacy & Sunlight Distances

<i>A. Habitable room to habitable room for 2 or more storey extension</i>	14 metres (extension to extension) 18 metres (extension to unextended dwelling)
<i>B. Habitable room to habitable room for single storey extensions & bungalows</i>	14 metres (extension to extension) 18 metres (extension to unextended dwelling)
<i>C. Habitable room window to blank wall</i>	14 metres to two storey wall
	10 metres to single storey wall
	Reduction in distance may be permitted if the affected window is not the main source of natural light to the room
<i>D. Steep slopes</i>	1 metre extra (to A, B or C) for every 1 metre in height difference between facing buildings
<i>E. 3 or more storeys</i>	3 metres extra (to A or C) for every storey to a maximum 36 metres.
<i>F. Oblique overlooking</i> <i>(Habitable room window to habitable room window)</i>	1 metre reduction (from A, B or C) in distance for every 10 degree reduction in angle from 90 degrees between facing buildings



Household Extensions - General Design Considerations 5



Steps to working out minimum privacy distances

In cases which already fail to meet these standards, the Council will only permit a further reduction in distance where it can be demonstrated that doing so will have no detrimental impact on the neighbouring property.



6 Household Extensions - Design & Layout

6.1 Rear Extensions & Conservatories

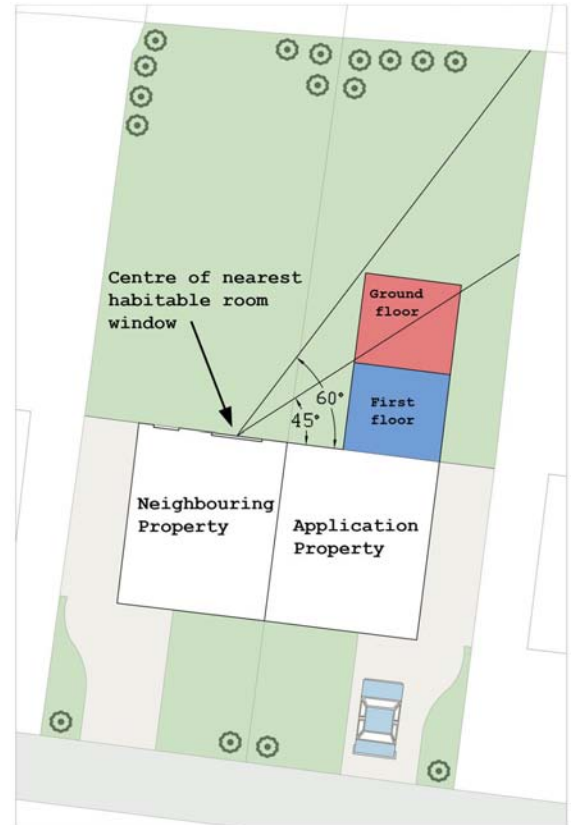
Although rear extensions are often hidden from the street, if badly designed they can result in overshadowing, loss of privacy and/or a reduced outlook for neighbours.

Policy RED3: Size of Rear Extensions

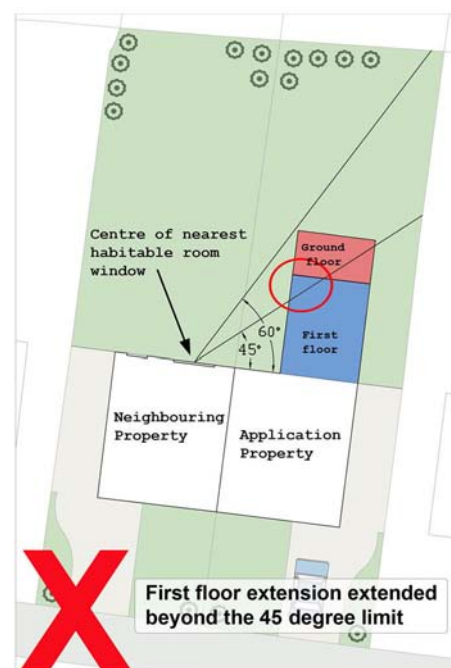
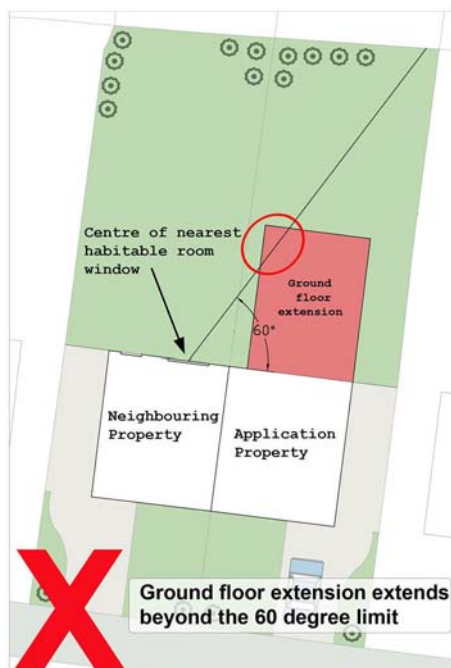
To help avoid such issues, the Council will limit the size of rear extensions using a 45° & 60° line rule :

- Single-storey extension, including conservatories, a 60° line should be taken from the centre of the nearest ground floor habitable room window.
- Two-storey & second storey on an existing extension:
 - Ground floor - 60° line taken from the centre of the nearest ground floor habitable room window
 - First+ floors - 45° line taken from the centre of the nearest ground or first floor habitable room window (whichever is the closest to the boundary)

Guidelines may be relaxed if the nearest habitable room window is not the primary window.



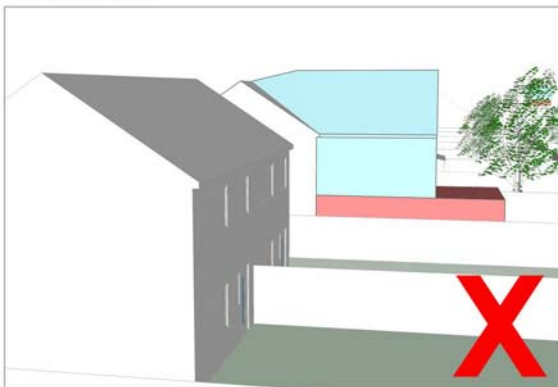
If a neighbour has an existing extension and this is the nearest habitable room window the rule should be applied from the extension.



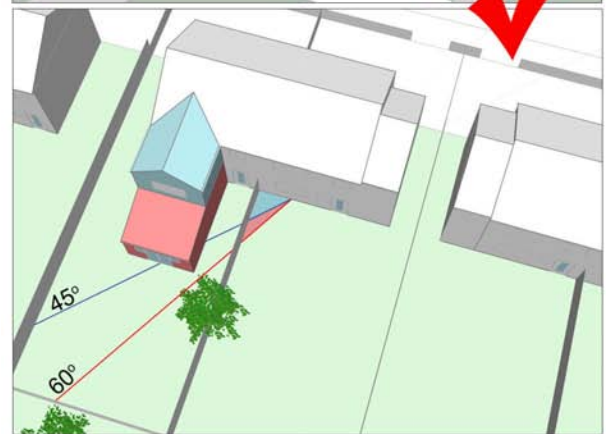
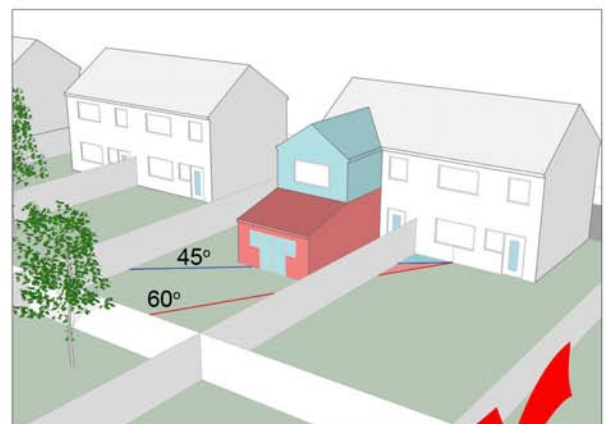
Household Extensions - Design & Layout 6



The extension's size dominates & it fails to meet the 45° & 60° rule



The extension's ridge height exceeds the existing

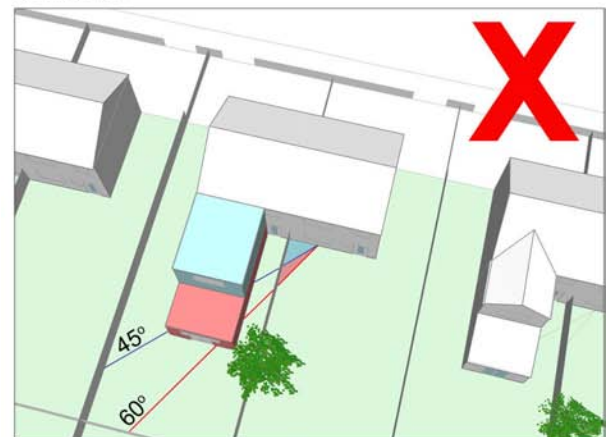


Two storey rear extension which meets the 60° & 45° rule, applies a complementary roof style & does not dominate.

Policy RED4: Design of Rear Extensions

Allied with Policy RED3, extensions should also apply the following principles:

- The scale and mass must align with the dwelling it extends and not dominate it.
- Primary materials should align with the house being extended.
- Roof styles should align with the existing house.
- Generally, flat roofs will only be supported on properties with them.
- Ridge heights should not exceed the existing.
- Windows should not be placed in the boundary wall / façade of any rear extension.
- If a conservatory lies on a boundary, the boundary wall / façade should be glazed in frosted glass equivalent to Pilkington grade 4 or 5.



An inappropriate 2 storey extension. The flat roof does not align with the dwelling & it fails to meet 45° & 60° rule.

6 Household Extensions - Design & Layout

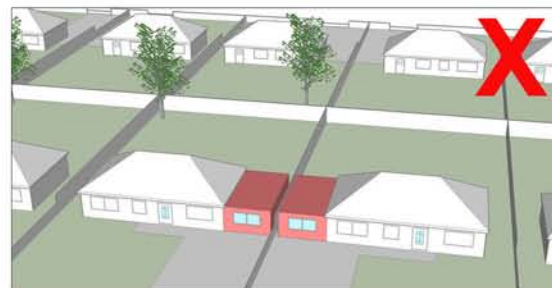
6.2 Side Extensions

Side extensions can have a considerable effect on its host building and interfere with an established street scene. Therefore it's vital they're designed in a way that respects the architectural style and scale of the existing building and those surrounding it.

Policy RED5: Design of Side Extensions

To help achieve this, the following principles should be applied:

- As a minimum, side extensions should either be setback by 1m at upper floors or setback by 0.5m at ground & upper floors. This helps to reduce a terracing effect and may help ensure the existing scale and mass is retained. In some cases a greater setback may be required to retain an acceptable mass.
- The roof of a side extension should be in the same style as the original house.
- Ridge line should not extend above the existing.
- Extensions should be setback from the side boundary by 1m to help prevent a terracing effect and ensure front to rear access is retained. Exceptions to this may be considered where:
 - There's a significantly staggered building line & an alternative means of rear access or bin store exists or can be created.
 - It can be illustrated that a terracing effect will not be created & an alternative means of rear access or bin store exists or can be created.
- Once extended the house must still align with its surroundings in terms of mass and scale.
- Extensions to dwellings on corner plots must not detract from the street scene or break a well defined building line.



Flat roofed & no set back



Set back & has a complementary roof style



Ground floor flush with 1m set back at 1st floor or 0.5m set back for both floors



Well set back from the building & roof line



No set backs



Inappropriate terracing effect

Household Extensions - Design & Layout 6

6.3 Roof Extensions & Dormers

Conversions to the internal loft space of a house do not require planning permission (they will need to pass Building Regulations). But if the conversion involves external alterations to the roof, such as a dormer or change in roof height, then planning permission may be required.



Aligns with fenestration, neighbouring design precedent & has a pitched roof



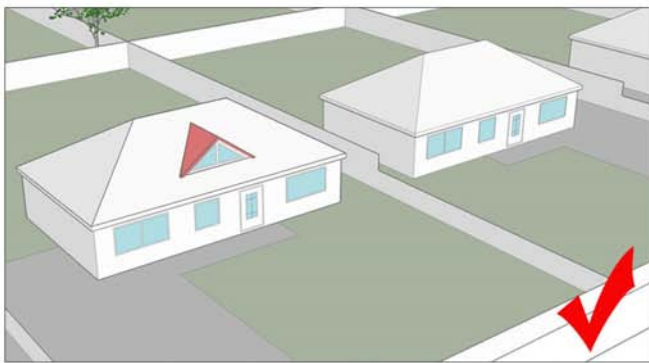
Flat roofed, exceeds 1/3 of roof space & fails to acknowledge surroundings

Policy RED6: Design of Dormers

If your roof space conversion is to include a dormer, the following principles should be applied:

- *Dormers should ideally be located at the rear of a property, a position in which they will rarely need planning permission.*
- *Dormers are not encouraged at property frontage. They may be considered if they:*
 - *Will not detract from character of the street / surrounding area*
 - *Will not set an unwanted precedent*
 - *Complement the existing roof scape*
 - *Align with the architectural style of the house and surroundings*
- *Flat roofed dormers are not encouraged. Roofs should be pitched with ridge lines not projecting above those of the existing house.*
- *The design and size of a dormer should reflect the architectural style of your house and the surrounding neighbourhood.*
- *Dormers should not take up more than 1/3 of roof space at house frontage and 2/3 at rear.*
- *Dormers should be set back from the eaves/gutter line by a minimum of 1 metre. A greater set back may be requested where a dormer is being applied to a long or steep pitched roof.*
- *The dormer should line up vertically with fenestration below.*
- *Materials should align with the existing roof.*

6 Household Extensions - Design & Layout



Has a complementary roof style & does not detract from surroundings



Dominates the roof space, has a flat roof & detracts from surrounding character

Exceptions to these principles may be applied where a particular precedent has been established or a particular house style is being extended that requires a specific style.



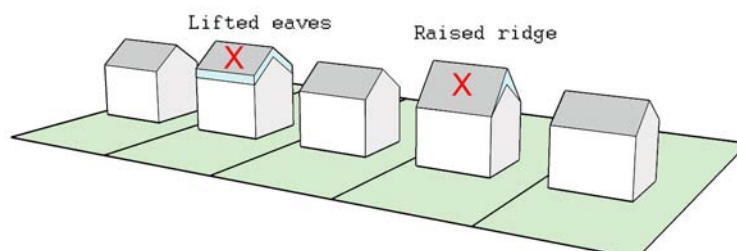
Will create an unwanted precedent

Policy RED7: Increased Roof Pitch or Height

Proposals for such alterations will only be considered where:

- *The surrounding area has a variety of roof pitches and/or heights.*
- *It will not create a building of unacceptable scale for its surroundings.*
- *It will not affect a strong roof line.*
- *It will not detract from the character of the surrounding area.*

Increasing the height of a roof can considerably alter the appearance of a building and harm the character of the surrounding area.



Household Extensions - Design & Layout 6

6.4 Balconies & Juliet Balconies

As previously detailed, balconies and Juliet balconies should complement the style of the building and not detract from it or the surrounding area.

Policy RED8: Siting of Balconies & Juliet Balconies

Particular consideration should be given to ensuring:

- *Privacy distances are maintained.*
- *Balconies aid façade detailing.*
- *Building facades are not dominated by the balcony / Juliet.*



Aids detailing



An after thought?



Adds corner feature



Clutters / dominates



Recessed reduces visual impact

6.5 Porches & Front Extensions

Extensions to the front of a house can fundamentally alter its appearance, detract from the surrounding character and create an unwanted precedent. As such they will rarely be considered acceptable.

Policy RED9: Front Extensions

The following exceptions may be considered:

1. A porch, providing it is modest in scale, reflects the style & materials of your house and is in keeping with the street scene.

2. An extension that:

- *Does not disrupt the existing building line.*
- *Aligns with the architectural style of the existing dwelling and its surroundings.*
- *Is appropriately proportioned to not dominate the building's façade.*
- *Does not detract from the existing street scene & character.*
- *Does not impact on neighbour's outlook & natural light.*
- *Will not affect existing disabled access.*



Small porch of a complementary design



Extension dominates the facade

6 Household Extensions - Design & Layout

6.6 Refuse Storage

Installing an extension to a property should not result in the loss of bin storage, particularly if this leads to informal storage at property frontage.

Policy RED10: Refuse Storage

As previously detailed side extensions are required to have a minimum 1 metre setback from a side boundary, which should ensure existing front to rear access is retained. However in scenarios where an existing front to rear access or storage facility is removed an appropriately design bin store (refer to Policy RD14 Design of Refuse Storage) must be integrated into the scheme. This must have the capacity to store all the existing bins.



No bin stores provided



Bin stores dominate



Bin store designed into frontage

6.7 Driveways

Within the new householder General Permitted Development Order householders who wish to lay a front driveway / hard landscaped surface larger than 5m² must apply for planning permission if non porous materials are used that do not drain into a lawn or border. If porous materials are used, then planning permission is not required. The following provides guidance on porous surfaces:

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

Policy RED11: Non-Porous Driveways

If you wish to seek permission for a non porous surface, then full details of how the area will drain must be submitted. Direct drainage into surface water drains will not be considered acceptable.



Household Extensions - Design & Layout 6

6.8 Parking & Vehicle Access

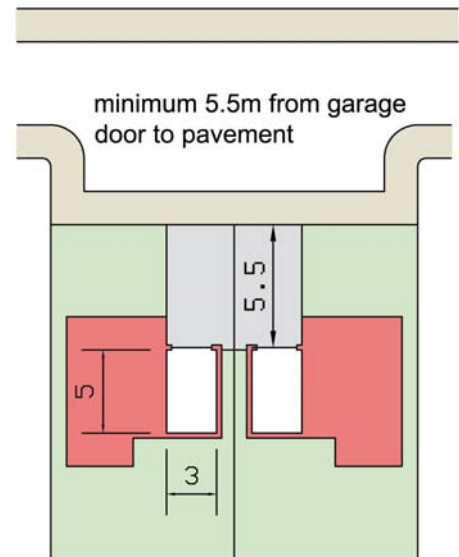
Policy RED12: Car Parking & AccessLoss of parking

The Council will resist extensions that lead to the loss of in curtilage car parking and increased on-street parking. Where current off road parking exists, the existing level of provision should be retained.

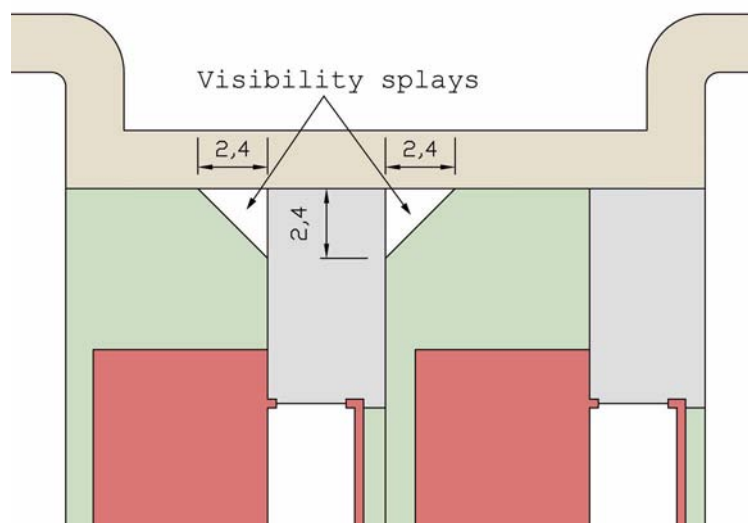
New parking facilities

- *The development of a garage must adhere to the same design principles as any household extension.*
- *5.5m needs to be provided between the garage door and pavement to ensure the highway is not obstructed whilst the garage door is being opened. Exceptions to this may be acceptable where private roads or rear access roads are being utilised.*
- *The internal dimensions of a garage should measure at least 5m by 3m.*

Single garage 5 x 3 metres



You should ensure vehicular access to your property from the road maintains adequate levels of highway safety. It's particularly important that drivers leaving your property can see, and be seen, by other road users. This is achieved by ensuring that areas either side of the access are kept clear of anything higher than 0.6m.



Contacts

Department / Organisation	Email & Website	Telephone No
Development Control	planningmail@tameside.gov.uk www.tameside.gov.uk/planning/applications	0161 342 4460
Planning Policy	www.tameside.gov.uk/strategicplanning	0161 342 3122
Highways		0161 342 3916
Contaminated Land	www.tameside.gov.uk/contaminatedland	0161 342 2691 / 3680
Trees	Planning.trees@tameside.gov.uk www.tameside.gov.uk/trees	0161 342 3133
Conservation Areas & Listed Buildings	Planning.conservaion@tameside.gov.uk www.tameside.gov.uk/conservationareas www.tameside.gov.uk/listedbuildings	0161 342 3118
Building Regulations	Building.control@tameside.gov.uk www.tameside.gov.uk/buildingcontrol	0161 342 2637
United Utilities (Water)	www.unitedutilities.com	0845 746 2200
Environment Agency	www.environment-agency.gov.uk	08708 506506
Police Architectural Liaison Unit (secure-by-design)	www.gmp.police.uk/mainsite/pages/alu.htm www.securedbydesign.com	0161 856 5915

The following is the Local List of information which will be required. This is in addition to the National Requirements referred to on the application form. Please check the list carefully to ensure you're submitting all the information necessary to process your application.

-
- Is the development described fully and accurately in the forms?
 - Are all forms signed and dated?
 - Have all the relevant questions on the form been answered fully and accurately?
 - Are there 3 copies (unless submitted electronically) of a clear, scaled Ordnance Survey based location plan with:
 - at least two (if practicable) named roads;
 - house numbers of all adjacent properties;
 - the direction of north shown; and
 - the application site clearly edged by a red line and a blue line drawn around any other land owned by the applicant?
 - Do you have 3 copies (unless submitted electronically) of good quality drawings which provide full information about site layout, internal arrangements and all elevations, both existing and proposed, and, where appropriate, a contextual drawing, e.g. the street scene?
 - Are all drawings clearly marked with unique reference numbers and clearly dimensioned, including dimensions to boundaries?
 - Do drawings show existing vehicular and pedestrian access points, proposed access points, visibility splays and gradients and details of existing and proposed vehicle parking areas? Are any proposals to close or divert existing rights of way clearly indicated on the plans including the route of the diversion?
 - Do drawings accurately show existing site levels and proposed floor and site levels?
 - Do drawings show trees and shrubs to be removed or retained and details of new landscaping including new trees and shrubs to be planted?
 - Have all new boundary treatments such as fences and walls been detailed on drawings?
 - Have you indicated clearly what building materials are to be used and where.
 - Do drawings indicate refuse storage and collection arrangements where appropriate?
 - Have you written a Design and Access Statement (unless the application is for a change of use with no external alterations)?
 - Do your drawings show how disabled people will be accommodated?

The following may be required depending on the proposal. Please refer to the Guidance Note for advice.

- A Biodiversity Survey and report
- An Air Quality assessment
- Crime Impact Statement
- Daylight/Sunlight assessment
- Economic Statement
- Environmental Impact Assessment
- Environmental Statement
- Flood Risk assessment
- Foul sewage and utilities assessment
- Heritage Statement
- Land Contamination assessment
- Lighting assessment
- Noise Impact Assessment
- Parking and servicing details
- Photographs/Photo montages

Local List

- Planning obligations/Unilateral Undertaking
- Planning Statement
- Refuse Disposal details
- Retail Impact Assessment
- Site Waste Management Plan
- Statement of Community Involvement
- Structural survey
- Sustainability Statement
- Transport Assessment
- Travel Plan
- Tree Survey
- Ventilation/Extraction Statement

This list is not necessarily exhaustive and other points may be identified when your application is received.

Appendix One - Householder Permitted Development Rights

The following outlines the development you can and cannot undertake as a homeowner without planning permission.

If you require clarification on whether planning permission is needed please contact the Council's Development Control Department.

The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008

Development within the curtilage of a dwellinghouse

Class A

Permitted development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if:

(a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

(c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

(d) the enlarged part of the dwellinghouse would extend beyond a wall which:

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;

(e) the enlarged part of the dwellinghouse would have a single storey and:

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(f) the enlarged part of the dwellinghouse would have more than one storey and:

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

(g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

(h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:

(i) exceed 4 metres in height,

Appendix One - Householder Permitted Development Rights

(ii) have more than one storey, or

(ii) have a width greater than half the width of the original dwellinghouse; or

(i) it would consist of or include:

(i) the construction or provision of a veranda, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.

A.2 In the case of a dwellinghouse on article 1(5) land (see 'Interpretation of Part 1' for definition), development is not permitted by Class A if:

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

(c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Class B

Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if:

(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

Appendix One - Householder Permitted Development Rights

(b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

(c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than:

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

(d) it would consist of or include:

(i) the construction or provision of a veranda, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

(e) the dwellinghouse is on article 1(5) land.

Conditions

B.2 Development is permitted by Class B subject to the following conditions:

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Interpretation of Class B

B.3 For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

Class C

Permitted development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if:

(a) the alteration would protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(b) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

(c) it would consist of or include:

Appendix One - Householder Permitted Development Rights

- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be:

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Class D

Permitted development

D. The erection or construction of a porch outside any external door of a dwellinghouse.

Development not permitted

D.1 Development is not permitted by Class D if:

- (a) the ground area (measured externally) of the structure would exceed 3 square metres;
- (b) any part of the structure would be more than 3 metres above ground level; or
- (c) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

Class E

Permitted development

E. The provision within the curtilage of the dwellinghouse of:

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development not permitted

E.1 Development is not permitted by Class E if:

- (a) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (b) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- (c) the building would have more than one storey;
- (d) the height of the building, enclosure or container would exceed—

Appendix One - Householder Permitted Development Rights

- (i) 4 metres in the case of a building with a dual-pitched roof,
- (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
- (iii) 3 metres in any other case;
- (e) the height of the eaves of the building would exceed 2.5 metres;
- (f) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
- (g) it would include the construction or provision of a veranda, balcony or raised platform;
- (h) it relates to a dwelling or a microwave antenna; or
- (i) the capacity of the container would exceed 3,500 litres.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within:

- (a) a World Heritage Site,
- (b) a National Park,
- (c) an area of outstanding natural beauty, or
- (d) the Broads,

Development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 1(5) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Interpretation of Class E

E.4 For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

Class F

Permitted development

F. Development consisting of:

- (a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or
- (b) the replacement in whole or in part of such a surface.

Conditions

F.1 Development is permitted by Class F subject to the condition that where:

Appendix One - Householder Permitted Development Rights

(a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and

(b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Class G

Permitted development

G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Development not permitted

G.1 Development is not permitted by Class G if:

(a) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or

(b) in the case of a dwellinghouse on article 1(5) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which:

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the dwellinghouse.

Class H

Permitted development

H. The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

Development not permitted

H.1 Development is not permitted by Class H if:

(a) it would result in the presence on the dwellinghouse or within its curtilage of:

(i) more than two antennas;

(ii) a single antenna exceeding 100 centimetres in length;

(iii) two antennas which do not meet the relevant size criteria;

(iv) an antenna installed on a chimney, where the length of the antenna would exceed 60 centimetres;

(v) an antenna installed on a chimney, where the antenna would protrude above the chimney; or

(vi) an antenna with a cubic capacity in excess of 35 litres;

(b) in the case of an antenna to be installed on a roof without a chimney, the highest part of the antenna would be higher than the highest part of the roof;

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(c) in the case of an antenna to be installed on a roof with a chimney, the highest part of the antenna would be higher than the highest part of the chimney, or 60 centimetres measured from the highest part of the ridge tiles of the roof, whichever is the lower; or

(d) in the case of article 1(5) land, it would consist of the installation of an antenna:

- (i) on a chimney, wall or roof slope which faces onto, and is visible from, a highway;
- (ii) in the Broads, on a chimney, wall or roof slope which faces onto, and is visible from, a waterway; or
- (iii) on a building which exceeds 15 metres in height.

Conditions

H.2 Development is permitted by Class H subject to the following conditions:

- (a) an antenna installed on a building shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building; and
- (b) an antenna no longer needed for reception or transmission purposes shall be removed as soon as reasonably practicable.

Interpretation of Class H

H.3 The relevant size criteria for the purposes of paragraph H.1(a)(iii) are that:

- (a) only one of the antennas may exceed 60 centimetres in length; and
- (b) any antenna which exceeds 60 centimetres in length must not exceed 100 centimetres in length.

H.4 The length of the antenna is to be measured in any linear direction, and shall exclude any projecting feed element, reinforcing rim, mounting or brackets.

Interpretation of Part 1

I. For the purposes of Part 1:

“raised” in relation to a platform means a platform with a height greater than 300 millimetres; and “terrace house” means a dwellinghouse situated in a row of three or more dwellinghouses used or designed for use as single dwellings, where:

- (a) it shares a party wall with, or has a main wall adjoining the main wall of, the dwellinghouse on either side; or
- (b) if it is at the end of a row, it shares a party wall with or has a main wall adjoining the main wall of a dwellinghouse which fulfils the requirements of sub-paragraph (a).”

Article 1(5) Land

Land within:

- (a) a National Park;
- (b) an area of outstanding natural beauty;
- (c) an area designated as a conservation area under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (designation of conservation areas);

Appendix One - Householder Permitted Development Rights

(d) an area specified by the Secretary of State and the Minister of Agriculture, Fisheries and Food for the purposes of section 41(3) of the Wildlife and Countryside Act 1981 (enhancement and protection of the natural beauty and amenity of the countryside);

(e) the Broads.

Part 2 - Minor Operations

Class A

Permitted development

A. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development not permitted

A.1 development is not permitted by Class A if:

(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed one metre above ground level;

(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed two metres above ground level;

(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in sub-paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or

(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.

Installation of Domestic Microgeneration Equipment

Class A

Permitted development

A. The installation, alteration or replacement of solar PV or solar thermal equipment on:

(a) a dwellinghouse; or

(b) a building situated within the curtilage of a dwellinghouse.

Development not permitted

A.1. Development is not permitted by Class A, in the case of solar PV or solar thermal equipment installed on an existing wall or roof of a dwellinghouse or a building within its curtilage if:

(a) the solar PV or solar thermal equipment would protrude more than 200 millimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;

(b) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

(c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed:

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(i) on a wall or roof slope forming the principal or side elevation of the dwellinghouse and would be visible from a highway; or

(ii) on a wall or roof slope of a building within the curtilage of the dwellinghouse and would be visible from a highway; or

(d) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building.

Conditions

A.2. Development is permitted by Class A subject to the following conditions:

(a) solar PV or solar thermal equipment installed on a building shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;

(b) solar PV or solar thermal equipment shall, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and

(c) solar PV or solar thermal equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable.

Class B

Permitted development

B. The installation, alteration or replacement of stand alone solar within the curtilage of a dwellinghouse.

Development not permitted

B.1. Development is not permitted by Class B if:

(a) it would result in the presence within the curtilage of more than one stand alone solar; or

(b) any part of the stand alone solar:

(i) would exceed four metres in height above ground level;

(ii) would, in the case of land within a conservation area or which is a World Heritage Site, be situated within any part of the curtilage of the dwellinghouse and would be visible from the highway;

(iii) would be situated within five metres of the boundary of the curtilage;

(iv) would be situated within the curtilage of a listed building; or

(c) the surface area of the solar panels forming part of the stand alone solar would exceed nine square metres or any dimension of its array (including any housing) would exceed three metres.

Conditions

B.2. Development is permitted by Class B subject to the following conditions:

(a) stand alone solar shall, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and

(b) stand alone solar which is no longer needed for microgeneration shall be removed as soon as reasonably practicable.

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Class C

Permitted development

C. The installation, alteration or replacement of a ground source heat pump within the curtilage of a dwellinghouse.

Class D

Permitted development

D. The installation, alteration or replacement of a water source heat pump within the curtilage of a dwellinghouse.

Class E

Permitted development

E. The installation, alteration or replacement of a flue, forming part of a biomass heating system, on a dwellinghouse.

Development not permitted

E.1 Development is not permitted by Class E if:

- (a) the height of the flue would exceed the highest part of the roof by one metre or more;
- (b) in the case of land within a conservation area or which is a World Heritage Site, the flue would be installed on a wall or roof slope forming the principal or side elevation of the dwellinghouse and would be visible from a highway.

Class F

Permitted development

F. The installation, alteration or replacement of a flue, forming part of a combined heat and power system, on a dwellinghouse.

Development not permitted

F.1 Development is not permitted by Class F if:

- (a) the height of the flue would exceed the highest part of the roof by one metre or more;
- (b) in the case of land within a conservation area or which is a World Heritage Site, the flue would be installed on a wall or roof slope forming the principal or side elevation of the dwellinghouse and would be visible from a highway.

Interpretation of Part 40

G.1 For the purposes of Part 40:

“dwellinghouse” includes a building which consists wholly of flats or which is used for the purposes of a dwellinghouse;

“microgeneration” has the same meaning as in section 82(6) of the Energy Act 2004(3);

“solar PV” means solar photovoltaics;

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“stand alone solar” means solar PV or solar thermal equipment which is not installed on a building;

“World Heritage Site” means a property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention for the Protection of the World Cultural and Natural Heritage.”

Appendix Two - Planning Policy & Design Guidance

The following details the planning policies this SPD supports and aligns, together with details of guidance documents that provide further information to developers.

Local Planning Policy:

Tameside's Unitary Development Plan [Adopted 2004]

The Unitary Development Plan policies H1 to H10 set out the Council's Policy in relation to housing developments and criteria against which schemes will be assessed. The policies relate to the allocation of land for residential development, development on unallocated sites, type and size of dwellings, open space provision, mixed use, densities and education and community facilities. Policy H10 specifically details guidance on the design of housing developments upon which this SPD expands.

Policy H10 Detailed Design of Housing Developments

The layout, design and external appearance of proposed housing developments, which are acceptable in relation to other relevant policies in this plan, will be required to be of high quality and to meet the following detailed criteria:

- a. *A design which meets the needs of potential occupiers, provides an attractive, convenient and safe environment for the local community, and complements or enhances the character and appearance of the surrounding area, and*
- b. *Suitable arrangements for parking, access to and from the highway, and delivery, refuse and emergency vehicles, including access by pedestrians, cyclists and disabled people, and for convenient access to public transport where appropriate, with no unacceptable impact on the surrounding highway network, and*
- c. *Suitable landscaping and fencing, including retention of existing features such as trees and hedges where practical, which enhance the appearance of the development, ensure privacy and security where necessary, enable discreet storage of wheelie bins and minimise the visual impact on surrounding areas, and*
- d. *No unacceptable impact on the amenity of neighbouring properties through noise, loss of privacy, overshadowing, or traffic, and*
- e. *Minimisation of the opportunities for crime and anti-social behaviour.*

The Council will encourage and permit new and innovative design solutions wherever this can be achieved without adverse effects on existing character.

Other UDP policies relevant to residential development may include:

Employment & the Local Economy policies: E2 & E3

Countryside, OpenLand, Spot & Recreation policies: OL2 to OL6, OL8, OL10, OL13, OL15 & OL16

Transportation & Access policies T4, T6, T7, T8 & T10

Conservation & Enhancement of the Built Environment policies: C1 to C8, C10 & C12

Nature Conservation, Trees & Woodland policies: N1 to N7

Mineral Working, Waste Management & Pollution Control policies: MW6, MW7, MW10 to MW12, MW14 & MW15

Utilities & Energy policies: U3 to U5

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Supplementary Planning Documents

Sustainable Design & Construction Guide SPD (2005)

Provides guidance with case studies on sustainable design and construction methodology and good practice.

Trees, Landscaping & Development SPD (2006)

Guidance to assist developers in prepare and submit high quality and attractive landscape schemes and will help to ensure that all matters to do with trees and landscaping are fully integrated into the planning and design process.

Developer Contributions SPD (2006)

Provides policy advice and guidance on developer contributions that the Council intends to seek from new developments in the Borough.

This document should also be read in conjunction with the following national and regional planning policy and guidance, which both support and necessitate the production of this SPD.

National & Regional Planning Policy:

Planning Policy Statement 1 (PPS1) Delivering Sustainable Development (ODPM: 2005)

PPS1 summarises the approaches to be taken in delivering sustainable development, the core principle underpinning planning. High quality inclusive design is acknowledged as one of the six key principles that contribute to the delivery of sustainable development and should be an aim of all those involved in the development process. PPS1 cites designs failing to improve the character and quality of an area as a valid reason for the refusal of planning permission.

Planning Policy Statement 3 (PPS3) Housing (Communities & Local Government 2006)

PPS3 sets out the Government's objectives in relation to new housing developments, with good design highlighted as fundamental to creating high quality new housing, which contributes to the creation of sustainable, mixed use communities. The guidance states that design which is inappropriate in its context or fails to improve the character or quality of an area should not be accepted.

The North West of England Plan Regional Spatial Strategy to 2021

Policy L4 - Regional Housing Provision

Local Authorities should monitor and manage the availability of land identified in plans and strategies and through development control decisions on proposals and schemes, to achieve the housing provision (net of clearance replacement) set out in Table 7.1. In doing so they should:

- work in partnership with developers and other housing providers to address the housing requirements (including local needs and affordable housing needs) of different groups, (for example disabled people, students, older people, black & minority ethnic communities and families with children including single headed households) to ensure the construction of a mix of appropriate house types, sizes, tenures and prices, in line with policies L2, L3 and L5;
- use the results of up-to-date Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments (68) to inform the allocation of and development control decisions upon specific sites;
- encourage new homes to be built to Code for Sustainable Homes (69) standards and promote the use of the Lifetime Homes standard;
- ensure that new housing development does not have an adverse cumulative impact on the existing housing stock and market;

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- ensure that new dwellings will be served by adequate water supply and sewage management facilities;
- allow for clearance replacement to reflect local circumstances, as a mechanism for the recreation of viable and sustainable neighbourhoods;
- introduce phasing policies which secure the orderly and managed release of housing land over the period of the plan in line with the sequential approach set out in Policy DP4, taking into account the need for co-ordinated provision of necessary infrastructure and the overall availability of land for housing;
- ensure that the transport networks (including public transport, pedestrian and cycle) can accommodate additional demand generated by new housing; and
- maximise the re-use of vacant and under-used brownfield land and buildings in line with Policy DP4 and indicative targets set out in Table 7.1.

For the purpose of producing Local Development Frameworks, local planning authorities should assume that the average annual requirement set out in Table 7.1 will continue for a limited period beyond 2021.

Policy EM 5 - Integrated Water Management

In achieving integrated water management and delivery of the EU Water Framework Directive, plans and strategies should have regard to River Basin Management Plans, Water Company Asset Management Plans, Catchment Flood Management Plans, and the Regional Flood Risk Appraisal. Local planning authorities and developers should protect the quantity and quality of surface, ground and coastal waters, and manage flood risk, by:

- working with the Water Companies and the Environment Agency when planning the location and phasing of development. Development should be located where there is spare capacity in the existing water supply and waste water treatment, sewer and strategic surface water mains capacity, insofar as this would be consistent with other planning objectives. Where this is not possible development must be phased so that new infrastructure capacity can be provided without environmental harm;
- producing sub-regional or district level strategic flood risk assessments, guided by the Regional Flood Risk Appraisal. Allocations of land for development should comply with the sequential test in PPS25. Departures from this should only be proposed in exceptional cases where suitable land at lower risk of flooding is not available and the benefits of development outweigh the risks from flooding;
- designing appropriate mitigation measures into the scheme, for any development which, exceptionally, must take place in current or future flood risk areas, to ensure it is protected to appropriate standards, provides suitable emergency access under flood conditions, and does not increase the risk of flooding elsewhere;
- requiring new development, including residential, commercial and transport
- development, to incorporate sustainable drainage systems and water conservation and efficiency measures to the highest contemporary standard;
- encouraging retrofitting of sustainable drainage systems and water efficiency within existing developments;
- raising people's awareness of flood risks (particularly for vulnerable groups) and the impacts of their behaviours and lifestyles on water consumption.

Policy EM 18 - Decentralised Energy Supply

Plans and strategies should encourage the use of decentralised and renewable or low-carbon energy in new development in order to contribute to the achievement of the targets set out in Table 9.6 and 9.7a-c. In particular, local authorities should, in their Development Plan Documents, set out:

- targets for the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources, based on appropriate evidence and viability assessments; and
- the type and size of development to which the target will be applied.

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In advance of local targets being set, new non residential developments above a threshold of 1,000m² and all residential developments comprising 10 or more units should secure at least 10% of their predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

Planning / Design Guidance:

Towards an Urban Renaissance: Final Report of the Urban Task Force [Urban Task Force: 1999]

'Towards an Urban Renaissance' cites design excellence as one of the five principles on which an urban renaissance was founded.

By Design: Urban design in the planning system: towards better practice [DETR/ CABI: 2000]

'By Design' provides practical advice to help implement the Government's commitment to good design. It demonstrates the fundamental principles that are common to good design and how these might be applied to help raise standards of urban design.

Urban Design Compendium 2 [English Partnerships/ The Housing Corporation: 2007]

The 'Urban Design Compendium' is an accompaniment to national planning policy and 'By Design'. It outlines good practice and acts as a guide to delivering better urban design through the planning system.

Manual for Streets (Communities & Local Government / Department of Transport 2007)

Manual for Streets complements PPS3 providing guidance to developers and highway engineers on designing well designed residential street and spaces that serve the residential community, rather than the vehicles travelling through it.

Better Places to Live by Design: a companion guide to PPG3 [DETR/ CABI: 2001]

'Better Places' goes a stage further than 'By Design' and focuses on the attributes that underlie well-designed, successful residential environments. 'Better Places' challenges Local Authorities and developers to think more imaginatively about design and layout.

Appendix Two - Planning Policy & Design Guidance

Lifetime Homes Standards

The 16 design criteria used to assess compliance with Lifetime Homes:

Car Parking

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

Access from Car Parking

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

Approach

3. The approach to all entrances should be level or gently sloping.

External Entrances

4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

Communal Stairs

5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

Doorways & Hallways

6. The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

Wheelchair Accessibility

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

Living Room

8. The living room should be at entrance level.

Two or more storey requirements

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

WC

10. In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

Bathroom & WC Walls

11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

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Lift Capability

12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

Main Bedroom

13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

Bathroom Layout

14. The bathroom should be designed for ease of access to the bath, WC & wash basin.

Window Specification

15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

Fixtures & Fittings

16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

Appendix Three - Glossary

Active Frontage

Created by building elevations having frequent doors and windows, that enables visual and physical connection between the surrounding street and activity in the building.

Bespoke

Specifically made / designed for a site or place.

Building Line

The line formed by the frontages of buildings along a street. (By Design)

Character

The specific identity of an area created by its architecture, spaces, uses and landscape.

Conservation Areas

Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Context

The area surrounding the development site. Often broken into two elements, the site's (immediately surrounding) context and the wider (town/city-wide) context.

Curtilage

A private area of land and/or buildings belonging to the building, such as gardens, garages and out-buildings.

Desire Lines

An imaginary line that presents the most direct route for pedestrians and cyclists to and from destinations.

Detailing

Elements of the building such as doors, windows, guttering, vents, meter boxes, lighting, handles and letter boxes. It also includes things such as materials, colour of materials, lintels & sills and ornate stone work or brick work.

Diversity

A range or variety. In the context of this document it relates to house types, house sizes and building uses.

Gateway Building

A building or group of buildings that highlight an entrance / gateway into a town, a site or an element of a site.

Habitable Rooms

Living rooms, dining rooms, kitchens, bedrooms and conservatories.

Appendix Three - Glossary

Homezones

Streets focused on the pedestrian with no distinction between vehicle and pedestrian areas. Features include, low vehicle speed limits, shared surfaces and landscape features to help limit vehicle speeds and create attractive features.

In-Curtilage Parking

Car parking within a property's boundary.

Landmark

A building or structure that stands out from its background by virtue of height, size or some other aspect of design. (By Design)

Leading Building

A building that through the nature of its site (such as a corner plot), coupled with its design leads / guides people towards a destination or specific route.

Listed Buildings

Buildings or structures identified by English Heritage as having special architectural or historic interest.

Local Vernacular

The architectural style and materials of the buildings surrounding the development site.

Massing

The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk. (By Design)

Mixed Uses

The different mix of uses (e.g. retail, residential, office) in a building, on a site or within a particular area.

Natural Surveillance

Ability to visually survey / observe public areas and spaces from the building and the presence of activity and movement within these areas.

Over Development

Trying to seek more development on a site than it can realistically accommodate. This may be highlighted by an inappropriate scale or mass, small units, limited outdoor space, limited space between plots or insufficient parking standards.

Permeability

The combined effectiveness of streets, spaces and routes to transport users through an area or site.

Primary Frontage

Primary frontage of a site, is the area or areas that connects, lies adjacent to or over looks a key feature such as a street, canal, river or area of open space. Sites may have more than one primary frontage.

Appendix Three - Glossary

Primary Window

The largest window or windows in a room or elevation.

Public Realm

The public space between buildings; streets & roads, alleys & walkways, squares and green spaces.

Range of Tenures

The different types of housing occupancies such as private ownership, shared ownership, private and social renting.

Scale

The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building which give it its sense of scale: at other times it is the size of the elements and the way they are combined. The concept is a difficult and ambiguous one: often the word is used simply as a synonym for size. (By Design)

Terminal Building

A building that ends (terminates) a vista or view. In some cases also landmark buildings.

Traffic Calming

Traffic management measures used to help reduce the speeds of vehicles. Measures include speed humps, curved roads, shared landscape surfaces and single carriageway sections.

Urban Design

The art of making places. Urban Design involves the design of buildings, groups of buildings, spaces and landscapes in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development. (By Design)

Urban Grain

The pattern created by the arrangement and size of buildings and their plots. Is also referred to as street pattern.

Street Cluttering

Created by the cumulative effect of installing excessive levels of street furniture (benches, planters etc), signs, bins, railing, bollards and/or lighting columns. Can also refer to cluttering caused by temporary items such as parked cars and storage of wheeled bins.

Terracing Effect

The result of inappropriately sized and sited side extensions along a detached and/or semi-detached street, which result in the reduction of gaps between houses and the impression of a terrace.

Street Scene

The appearance and character of street environment, created by the architectural style of the buildings, landscaping, public realm, car parking, transport using the street and uses located on the street.

