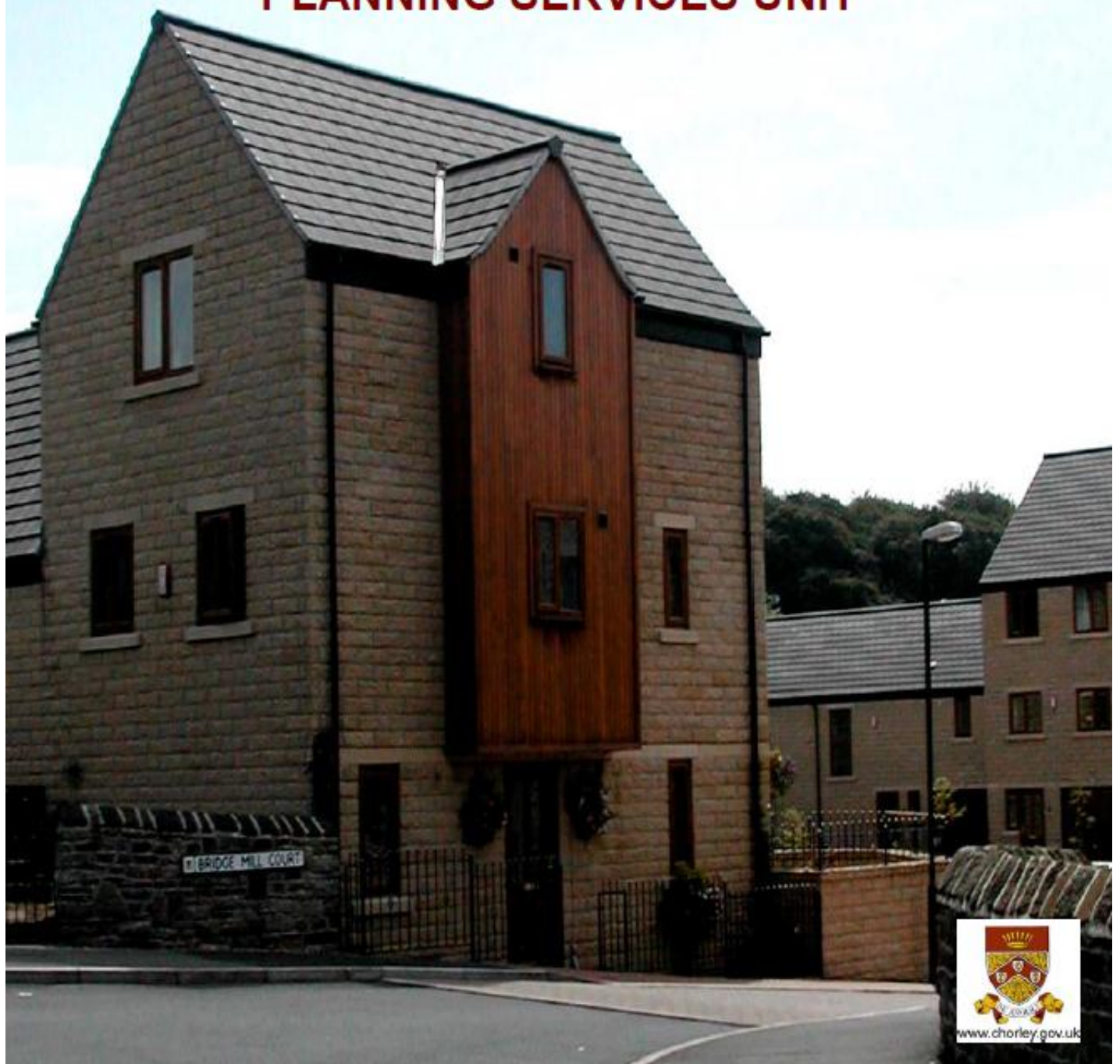


Chorley
Borough Council

**SUPPLEMENTARY PLANNING
GUIDANCE
DESIGN GUIDANCE**

Adopted July 2004

PLANNING SERVICES UNIT



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SUPPLEMENTARY PLANNING GUIDANCE

DESIGN GUIDANCE

CONTENTS

Page No.

2

2. SURVEY AND ANALYSIS OF THE DEVELOPMENT SITE AND ITS SURROUNDINGS	4
3. DESIGN STATEMENTS	5
4. DESIGN OBJECTIVES	7
5. LOCAL CHARACTER	8
6. EASE OF MOVEMENT	11
7. SAFETY, SECURITY AND PRIVACY	14
8. DESIGNING FOR THE FUTURE	16
9. CONTACTS	17
Appendix 1: Glossary	18
Appendix 2: Guidelines for New Housing Developments	19
Appendix 3: References and Further Reading	20

1. INTRODUCTION

- 1.1 This Supplementary Planning Guidance (SPG) is for all those involved with the planning and design of new built development in Chorley Borough. Guidance within this document applies to all new built development proposals, other than householder developments, such as house extensions. Guidance on the design of house extensions can be found in a separate document entitled Chorley Borough Council House Extension Design Guidelines.
- 1.2 This SPG has been produced in order to raise the design standards of new built development within the Borough. Chorley Borough Council (the Council) wishes to see design standards improved because good design is a fundamental element of sustainable development and the creation of successful places.
- 1.3 Good design results in the creation of accessible, safe and secure development which relates well to its surroundings. Careful planning of the layout and design of buildings and spaces can encourage walking, cycling and the use of public transport and local facilities. Good design can make the difference between a successful and unsuccessful place and encourage more sustainable lifestyles.
- 1.4 However, much recent development in the UK has been poorly designed. All too frequently development is built which pays little regard to its context and the particular characteristics of its surroundings. Developers often pay inadequate attention to design issues and utilise the same building designs and layouts on site after site, regardless of their surroundings.
- 1.5 Inflexible highway and planning standards, relating to issues such as road layout and parking provision, have also encouraged standard design solutions. Many new developments have no sense of place or identity, are wasteful of land and encourage car use. Consequently, much new development fails to support public transport services, local facilities and sustainable lifestyles.

1.6 Planning Policy Guidance Note 1: General Policy and Principles (PPG1, 1997) states that local planning authorities should reject poor designs, particularly where there are clear plan policies, or adopted supplementary design guidance. Planning

Policy Guidance Note 3: Housing (PPG3, 2000) emphasises the importance of good design in new housing developments. By Design: Better Places to Live: A Companion Guide to PPG3 (DTLR & CABE, 2001) and By Design: Urban Design in the Planning System: Towards Better Practice (DETR & CABE, 2000) illustrate how design standards can be improved and include good practice examples.

1.7 This emphasis on the importance of design is reflected in the adopted Chorley Borough Local Plan Review (the Local Plan) where many policies stress the importance of good design. Of particular importance is policy GN5, which deals with Building Design and Retaining Existing Landscape Features and Natural Habitats.

1.8 Reference is made to relevant Local Plan policies throughout this SPG. This SPG complements these policies, providing additional material and information for developers. It will be taken into account as a material consideration when determining planning applications.

1.9 The Crime and Disorder Act 1998 gave local authorities, the Police and a variety of other key partners specific new responsibilities for the prevention of crime and disorder. Section 17 of this Act requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent it.

- 1.10 Designing out crime and designing in community safety should be central to the planning and delivery of new development. Once a development has been completed the main opportunity to incorporate crime prevention measures will have been lost. Careful consideration of the design of new development can reduce the opportunities for crime and create safer environments.
- 1.11 'Secured by Design' is a police initiative to encourage the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and the fear of crime. 'Secured by Design' awards are available for developments that incorporate the necessary design against -crime and physical security features. Further information can be found at www.securedbydesign.com.
- 1.12 Further information about the planning system and crime prevention can be found in Safer Places: The Planning System and Crime Prevention (ODPM, 2004) and at www.saferlancashire.co.uk/planning Section 7 of this SPG deals with issues relating to designing out crime.
- 1.13 This SPG provides advice to developers making planning applications in order to encourage submissions which place greater emphasis on design issues:
- The SPG highlights the importance of undertaking a survey and analysis of the development site and its surroundings.
 - The SPG gives advice about Council requirements for Design Statements and states when they will be required.
 - The SPG identifies four key design objectives which should be reflected in new development.

2. SURVEY AND ANALYSIS OF THE DEVELOPMENT SITE AND ITS SURROUNDINGS

2.1 It is important that all built development proposals are informed by a survey and analysis of the development site and its surroundings, as expected by Local Plan policy GN5. This will ensure that design solutions make the most of the site's context and integrate well with their surroundings. The survey and analysis should consider the site itself, its immediate surroundings and the townscape and landscape of the wider locality (Local Plan policy EP10 outlines the Council's requirements for landscape assessment). The survey and analysis should emphasise the positive features of the site and its surroundings and not focus predominantly on development constraints. If the positive attributes of the site and its surroundings are emphasised then the resulting development should have more character and local identity.

Survey and Analysis of the Site's Surroundings

2.2 Survey and analysis of the development site's surroundings should include consideration and recording of:

- The layout of surrounding buildings and spaces including building arrangement, orientation and building lines.
- Landmark buildings and landscape features.
- Building detailing, height and bulk, facing materials and boundary treatments.

- Pedestrian, cycle and vehicle routes. If a proposed development may impact upon the strategic trunk road network, it

is important to consult the Highways Agency at the earliest possible stage.

- Local facilities within 10 minutes (about 800m) walking distance of the site, such as shops, schools, employment areas, doctors, dentists, playgrounds, parks, libraries and other community facilities, to identify the range and location of facilities which can be easily accessed from the site.
- Public transport provision including bus stops and railway stations.
- Important views into and through the site.
- Negative features in the surrounding area, such as dilapidated buildings and areas of neglect.

Survey and Analysis of the Site

2.3 Survey and analysis of the site itself should include consideration and recording of:

- The site's topography, buildings and important landscape features.
- The site's natural habitats such as streams, ponds, trees and hedgerows and the wildlife that uses the site.
- Important views out from the site and routes through it used by pedestrians, cyclists and vehicles.
- Constraints such as ground contamination, drainage issues, overhead power lines etc. It is advisable to check with the utility companies for the presence of any underground pipes and cables on the site.

3. DESIGN STATEMENTS

What is a Design Statement?

3.1 PPG1 emphasises that applicants for planning permission should be able to demonstrate how they have taken account of the need for good design in their development proposals. Annex A of PPG1 highlights that applicants for planning permission should provide a design statement setting out the design principles adopted in their proposal. A Design Statement is a written statement, together with appropriate illustrative material, which sets out the design principles adopted for built development proposals, taking into account the characteristics of the site and its wider context.

3.2 Design Statements encourage applicants to think about design and to examine the characteristics of a site and the surrounding area in a methodical way, and at an early stage in formulating their proposals. This helps applicants to submit applications which respond to the physical context of a site and to the local design context, which results in better designed buildings and spaces. A Design Statement enables the applicant to explain why the final design solution is the most suitable in the circumstances.

3.3 Design Statements help the Council to understand the principles which have informed the design of new development and to evaluate development proposals against Government Guidance, Local Plan design policies and relevant SPG. Design Statements can also help communities to understand why a particular approach has been adopted.

When will a Design Statement be required?

3.4 Whether a planning application will need to be accompanied by a Design Statement, and its length and level of detail, will depend on the scale and type of built development proposed and/or sensitivity of the site. The Council will expect a Design Statement to be submitted with:

- Full Applications for new buildings.
- Outline applications for new buildings. A Design Statement will be required outlining key findings of the site analysis and identifying general design principles/indicative design solutions. More

detail will be necessary at reserved matters stage(s), when detailed design solutions are provided.

- All built development in Conservation Areas.
- Listed Building applications involving external alterations.

3.5 Design Statements will not be required for:

- Householder applications for development such as extensions, conservatories, sheds and garages (unless within a Conservation Area or affecting a Listed Building or its setting).
- Extensions and minor alterations to existing buildings (unless within a Conservation Area or affecting a Listed Building).
- Changes of use.

3.6 For larger applications, or applications in particularly sensitive areas, developers should submit pre-application Design Statements. This will enable the Council to give its initial response to a proposal and to highlight significant issues and resolve potential conflicts, before detailed proposals are worked up. It may also save time and unnecessary expense.

Format of a Design Statement

3.7 There is no set format for a Design Statement. They will vary considerably in terms of length and detail depending upon the complexity of the proposal and its location. However, a Design Statement should include a short written statement setting out the key findings of the site analysis and a list of the design principles identified. The statement should also explain how the proposed design incorporates the design principles identified and meets the Council's urban design objectives and other planning policies. Elevations, photographs and illustrations should all be used to show how the design solution incorporates the design principles. It is important that this material shows the wider context and not just the development site and its immediately adjacent buildings.

Processes involved in the Production of a Design Statement

3.8 The three main aspects of producing a design statement are:

1. Analysis of the site and its surroundings.
2. Identifying the design principles.
3. Creating the design solution.

Analysis of the Site and its Surroundings

3.9 A full analysis of the site and its surroundings should be undertaken, to enable a thorough understanding of the context for the development. Detailed advice relating to analysis of the site and surroundings is given in Section 2.

Identifying the Design Principles

3.10 Once the analysis of the site and surroundings has taken place, the underlying design principles for the proposal should be identified. The design principles should highlight the key design criteria from which the design solution should be developed. They should be specific to the site and be justified by the site analysis. The design principles identified should take account of Government Guidance, Plan policies, the design guidance in this SPG (where it is relevant) and any other relevant Council guidance, such as Development Briefs or Concept Statements.

3.11 The number and complexity of the design principles will vary depending upon the nature of the proposal and the characteristics of the site. Some proposals may only require a few basic design principles, whilst a greater number of principles are likely to be necessary for major proposals on larger complex sites, taking into account a wider range of issues.

3.12 The design principles should also take into account constraints to the applicant. For example, there may be minimum floorspace/unit requirements, or signage requirements, which are necessary to make the scheme viable.

Creating the Design Solution

3.13 After the design principles have been identified a design solution can be produced. A number of design solutions may be appropriate, but they must incorporate the design principles. Where conflicts have arisen, the Design Statement should explain how these have been resolved and good design achieved. The design principles should be reflected in the development's layout, landscape, density and mix, scale and appearance. The final design solution should result in built development of a form which accords with the four design objectives identified in this SPG.

Help and Advice

- 3.14 If unsure whether a Design Statement will be required and for advice upon the length and level of detail please contact the Planning Department. If you do need to speak to an officer about design issues on a particular site, an analysis of the site and its surroundings should be undertaken first, and some sketches submitted with a covering letter explaining the proposal. This will enable meaningful discussion to take place over design principles, before more detailed design work is carried out.
- 3.15 However, it should be noted that informal pre-application advice given by an officer is not binding on the Council and that officer recommendations are not always supported by the Planning Committee. The use of an architect is advisable, particularly for larger schemes and prominent or complex sites. They should be involved at the earliest possible stage in the design process.

4. DESIGN OBJECTIVES

4.1 This design guidance is by necessity general in nature, and in some circumstances more specific guidance will be produced for particular sites, or locations such as villages, through Development Briefs, Concept Statements, and Village Design Statements or within Parish Plans. However, successful places and spaces often have characteristics in common. The most successful places are those where development meets a range of design objectives. Single issues, such as vehicular movement or car parking, should not be allowed to dominate to the exclusion of other factors.

4.2 This SPG identifies four general design objectives, which are highlighted in Sections 5, 6, 7 & 8. These Sections contain guidance for developers indicating how aspects of development form such as layout, landscape, scale, density and appearance can be utilised to help to achieve the design objectives.

5. LOCAL CHARACTER

Objective - New development should respond to its context and reinforce locally distinctive character to help create places with a sense of identity.



5.1 Layouts

(See Local Plan policies GN5, HS4 if residential development, EM2 if employment development and HT7 if development is taking place within a Conservation Area)

- **Layouts should reinforce the existing structure of streets, spaces and buildings.**

The layout of new development should take account of the pattern and arrangement of surrounding streets, spaces and buildings, to ensure better integration with the surroundings. In some areas buildings and spaces will have an urban structure, where buildings enclose and define streets and spaces. However, in other areas buildings and spaces will have a rural structure, where buildings stand within and are dominated by the natural landscape.

- **New infill development should respect the dominant building line in order to integrate new development into the street.**

Where there is a continuous frontage, new development should maintain this continuity. Particular care is needed for new infill development within or affecting the setting of a Conservation Area, or which affects the setting of a Listed Building.

College extension integrated into the street

5.2 Landscape

(See Local Plan policies GN5, DC9, EP1, EP2, EP3, EP4, EP5, EP9, EP10 and HT9)

- **New development should be integrated into the wider landscape and incorporate existing valuable features such as woodlands, mature trees, ponds and hedgerows.**

New development should be designed around existing land contours and existing valuable features should be incorporated into designs. Woodlands, mature trees, ponds, hedgerows and other features in both rural and urban sites add to the attractiveness of an area and are also often valuable habitats for wildlife and should be retained in new developments, wherever possible.

Replacement planting will be required where it is considered that the benefit of a development outweighs the loss of trees or hedgerows (Local Plan policy EP9).

Particular scrutiny will be given to development proposals which impact upon designated sites such as Sites of Special Scientific Interest, Biological Heritage Sites, Geological Heritage Sites and Local Nature Reserves and proposals which impact upon trees with Tree Preservation Orders.

- **Development should take account of guidance in the Lancashire Landscape Strategy and the Joint Lancashire Structure Plan SPG on Landscape and Heritage.**

These documents seek to guide decisions relating to the impact of development on the landscape through the identification of landscape character areas and landscape character types.



5.3 **Building Scale, Design and Materials**

(See Local Plan policies GN5, DC9, HS4 if residential development, EM2 if employment development and policies HT2, HT3 and HT7 if development affects a Listed Building or its setting, or is taking place in a Conservation Area)

- **New development should respect the scale of surrounding buildings.**

New development should respect the scale of surrounding buildings, although some variations in height and massing can add interest, provide landmarks and help to increase densities. Particular care is needed for new development within or affecting the setting of a Conservation Area, or for development that alters a Listed Building or affects its setting.

- **New development should not impede views of local landmark buildings and features.**

Landmarks help to create a sense of place and they can be utilised by people to help find their way around.

This church is a local landmark and provides a focus for the street



- **Development should aim to respect local building styles, features and materials, to retain and enhance local distinctiveness.**

Attention to detail on public house extension

Elements such as window positioning and proportion, the presence or absence of chimneys, the materials used for walls and roofs, and other forms of detailing should be appropriate for the locality. Materials and features that are of a contemporary character can be appropriate, but must show regard for their context. Innovative and original building designs can have a positive effect on the townscape and help create a sense of place. However, they should not be designed in isolation from their surroundings.

Attention to detail is especially important for new development within or affecting the setting of a Conservation Area, or for development that alters a Listed Building, or affects its setting.

public spaces should be designed as an integral part of new development and they should be designed with a purpose in mind. Public space should not just be unused space that is left over after development. It is important that new streets are designed as public spaces, rather than merely routes for vehicular traffic.



Sensitive extension to church

5.4 Landscaping

(See Local Plan policy GN5, EP10 and EM2 if



employment development)

- **Landscaping should be an integral part of the design of new development.**

Landscaping is a fundamental part of new development schemes. It should be considered at the outset by designers of buildings and spaces and not added as an afterthought. Care should be taken to ensure that the planting of deep rooted tree and shrub species avoids underground utility services.

5.5 Public Space

(See Local Plan policy GN5 & policies HS19, HS20 and HS21 if residential development)

- **Public space should be designed as an integral part of new development.**

Public space includes streets, alleys, squares, parks, playgrounds, informal open spaces, sports pitches and a variety of other spaces. However, all

Local public space

- **Street furniture should be integrated into the design of new development.**

Paving, signage, lighting, litter bins, seating, bollards, railings, cycle racks, and public art should be co-ordinated to reduce clutter and to enhance the sense of place. Street furniture should match the existing, where that is desirable, to ensure a co-ordinated street scene.

5.6 Other Guidance

- **New development should take full account of any development brief or other design guidance produced or adopted by the Authority.**

The Council will produce development briefs or other design guidance, such as Concept Statements for certain key sites, which should be taken into account by developers. Village Design Statements or Parish Plans may also be produced for villages or parishes and these should be taken into account where relevant.

6. EASE OF MOVEMENT

Objective – New development should incorporate routes which enable convenient connections to the wider

6.1 **Interconnected Layouts and Access to Facilities**

(See Local Plan policy TR18, GN5, HS4 if residential development and EM2 if employment development)

- **Interconnected streets which define blocks of development give the greatest choice for users and make it easier for people to find their way around.**

Small cul-de-sacs are sometimes appropriate, but layouts based upon extensive networks of cul-de-sacs create isolated environments, which have very poor connections to the wider area. Walking often becomes very inconvenient, because no account is taken of pedestrian desire lines, and car travel is often the only realistic option. Extensive cul-de-sac networks make most journeys longer, both for vehicles and for pedestrians, because connections to the wider area are so poor.

- **Road and footpath layouts should integrate with existing routes to enable easy and convenient access to the wider area.**

Well integrated layouts can help to link areas together and allow new development to form a natural continuation of the built fabric.

However, all too often major new development takes the form of isolated estates that are poorly connected to the existing built fabric. Convenient pedestrian movement routes should be provided within development sites. On larger sites development is often built in separate parcels, which are designed in isolation from each other. This often prevents convenient pedestrian movement within the site.

- **Routes from new development should allow safe and convenient pedestrian and cycle access to local facilities.**

It is vital that new development allows pedestrians and cyclists to take direct routes to facilities such as local shops, schools, medical facilities, community

area to enable ease of movement for all, giving priority to pedestrians, cyclists and public transport.

facilities and open spaces. If routes are ignored at the design stage, or are made unnecessarily lengthy in terms of distance or time required, journeys may be made by car, rather than on foot or by bicycle.

Convenient pedestrian/cycle routes encourage the use of local facilities. If attention is not given to convenient routes to local facilities, they can be under-used, despite the fact that they may only be a short distance away from new development.

Cycle route through park

- **New developments should incorporate clear pedestrian routes to existing public transport facilities such as bus stops and**



Cycle route through park

- **New developments should incorporate clear pedestrian routes to existing public transport facilities such as bus stops and railway stations.**

railway stations.

This will enable people to reach destinations outside of the local area in as sustainable a manner as possible. These routes should be as direct as possible to minimise walking times.

6.2 Priority for Pedestrians, Cyclists and Public Transport

(See Local Plan policies HS4 if residential development, EM2 if employment development, TR11, TR16 and TR18)

- **Layouts should accommodate the requirements of the car, but should give priority to the movement needs of pedestrians and cyclists, with consideration also given to the incorporation of effective public transport provision.**

Places which have stood the test of time tend to be those where traffic and other activities have been successfully integrated. Where the requirements of the car are allowed to dictate the character of the whole development car travel becomes more convenient and other forms of travel are discouraged. Appropriate design solutions will differ depending upon the location and type of development, its level of accessibility and the capacity of the surrounding infrastructure.

- **Vehicular traffic should be managed and streets should be designed to function safely and to encourage low vehicular speeds.**

Careful arrangement of buildings and spaces can help manage traffic speeds and physical traffic-calming measures should be considered as an integral part of the design. Interconnected streets can encourage vehicles to take inappropriate short cuts, but if attention is given to the initial layout and traffic management this problem can be minimised, whilst still allowing convenient connections for pedestrians and cyclists.

6.3 Parking

(See Local Plan policy TR8)

- **Car parking provision should be in**

accordance with the latest Government, Joint Lancashire Structure Plan and Chorley Borough standards.

These advocate maximum rather than minimum standards and vary depending upon levels of accessibility.

- **Car parks should not dominate the public realm.**

Car parks are often best located to the rear of developments, providing they are overlooked and secure. Where buildings are set back behind large car parks, the street frontage is interrupted, car parking dominates and pedestrian access is discouraged.

- **In residential developments car parking provision should not dominate housing frontages.**

A variety of parking solutions can be appropriate for residential development, dependent upon the particular context of the site. Dedicated car parking for individual houses often results in car dominated environments, but attention to layouts and combination with other forms of parking can lessen the effect.

Rear courtyard parking

Rear courtyard parking which is designed as an integral part of a



Rear courtyard parking

Rear courtyard parking which is designed as an integral part of a

development can be utilised providing it is secure and well overlooked by adjoining properties. On-street parking has advantages in that it can provide for variations in car ownership and allows for visitor parking. However, it must be appropriate in highway safety terms and not detract from the visual appearance of



the street.

On street parking integrated into layout

- **Where appropriate, secure bicycle parking, motorcycle parking and parking for the mobility impaired should be incorporated in new developments.**

Secure bicycle parking, motorcycle parking and parking for the mobility

impaired should be provided in new developments in accordance with the latest County wide standards.

6.4 Servicing

(See Local Plan policy TR7)

- **Layouts should allow for the effective servicing of development.**

Deliveries need to be made and emergency services, utility providers and refuse disposal vehicles need appropriate access to new developments. However, servicing requirements should not be allowed to dictate the layout of new developments, to the exclusion of other movement and design factors.

6.5 Catering for the movement needs of all in Society

(See Local Plan policies TR20 and TR21)

- **New development should cater for the movement needs of all in society.**

New developments should be accessible to all in society. In particular designers of new developments should consider the access requirements of the mobility impaired, the elderly, children and those with prams and pushchairs.

7. SAFETY, SECURITY AND PRIVACY

Objective – New development should result in places and spaces where the public and private realm is clearly defined and where safety, security and privacy are maximised through design.



7.1 Safety and Security

(See Local Plan policy GN5, EP21A, HS4 if residential development and EM2 if employment development)

- **The public face of buildings should face the street. The back of buildings, blank walls, servicing areas and areas dominated by car parking should not face the street.**

The front of buildings should face the street to make a clear distinction between public and private space. Life and interest is provided if the front of buildings face the street. Where the back of buildings, blank walls, car parks and servicing areas face the street, they can become unattractive and no sense of place is created.

Where there are breaks in the building frontage, and some form of boundary treatment such as fences/walls are required to provide security and privacy, brick walls are generally more attractive than long stretches of low quality panel fencing.

In some circumstances highway safety issues may mean that direct vehicular access to the front of buildings is impractical from the street. This often results in new development turning its back to the street. In these instances vehicular access should be taken to the rear of properties, or service roads/private drives utilised running parallel to the highway. This ensures that the front of buildings can still face the street.



Residential frontages providing high levels of street surveillance

- **Streets, alleys and other public spaces should be overlooked, to provide a greater feeling of safety and security.**

Streets, alleys and other public spaces should be overlooked by buildings to increase natural surveillance. Criminal activity is more likely to occur where criminals can operate without being seen and where their activities do not attract attention.

Housing development overlooking public space

Alleys and footpaths often run to the rear or side of properties where they are not overlooked. These alleys and footpaths can become locations where anti-social behaviour can occur and they can provide anonymous escape routes for offenders. Too many alleys and footpaths in a development can help make crime easier to commit. They can feel unsafe for legitimate users and also reduce property security and privacy.



Alleys can provide convenient routes, but can be unsafe at night and also reduce the security of neighbouring properties

- **Private amenity space for residential properties is best situated at the rear of the property to provide for better security and privacy.**

If private spaces, such as rear gardens, are provided at the back of buildings adjoining other rear gardens or private spaces, security and privacy is increased.

- **Landscaping should not impede views to surrounding properties, streets and footpaths, or create hiding places for criminals.**

It is important that landscaping does not restrict views of surrounding properties, streets and footpaths. Trees, hedges, walls etc. can obscure doors and windows to properties, which can allow criminals to gain access unobserved. Badly planned or poorly maintained landscaping can also provide hiding places for criminals and make footpaths and streets feel unsafe. However, the use of certain species of plants, such as spiny or thorny types can help provide a sense of enclosure and enhance security around properties.

- **Lighting should be sufficient to provide security without resulting in unnecessary light spillage or invasion of privacy.**

sers of buildings and spaces to feel safe and secure, but should not result in nuisance to neighbours or cause light pollution, which can have an adverse impact upon the character of an area.

7.2 Privacy

(See Local Plan policy GN5, EP20, HS4 if residential development and EM2 if employment development)

- **Privacy can often be achieved through attention to design, as well as the application of physical separation distances.**

It is important that new development is designed to respect the privacy of neighbouring residents. Physical separation distances can be used to safeguard amenity and ensure privacy, but attention to building design can also ensure that privacy is maintained. The orientation and layout of buildings, the location of particular rooms, and window size and positioning are all factors which should be considered. A more flexible design orientated approach also enables development to take place at higher densities than might be possible if physical separation distances are rigidly followed. Landscaping can also be used to provide a sense of enclosure and increase privacy.

However, the Council does have approved Guidelines for New Housing Developments which include interface standards. These are included as Appendix 2. These standards will only be relaxed if it can be shown that the privacy of existing and future occupiers can be adequately safeguarded.

- **New development should incorporate good standards of noise insulation.**

All new development should feature good standards of noise insulation, to prevent noise nuisance and to maintain privacy. Good standards of noise insulation are especially important in higher density and mixed use developments.

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8. DESIGNING FOR THE FUTURE

Objective – New development should make prudent use of resources and minimise harm to the environment.

8.1 Density of Development

(See Local Plan policy GN8)

- **New development should be built at a density which makes the best use of land, but which is appropriate for its context and the physical characteristics of the site.**

Building at higher densities in urban areas results in the more efficient use of land and reduces pressure on the countryside. Building at higher densities can lead to increased usage of local facilities, because more people live or work in the area. Higher densities can also make public transport provision more viable, as a greater population is served. Building at higher densities also results in more compact places, which makes it easier for people to walk and cycle to their destination, rather than use private cars.

However, higher density development should always be appropriate for its context and take into account issues such as the retention or provision of wildlife habitats and natural features, providing amenity space, and respecting the privacy of surrounding properties.

8.2 Energy Efficiency and Waste Minimisation

(See Local Plan policies EP17, EP21, EP21A and EP22)

- **New development should utilise layouts, building designs and materials which reduce energy requirements and minimise waste production.**

Streets and buildings should be arranged to maximise sunlight and daylight penetration to habitable rooms and gardens, which will help reduce energy requirements. However, this requirement must be balanced with other considerations such as retaining local character, enabling convenient routes to local facilities and maximising safety, security and privacy. The environmental implications of the materials used in new development should

be considered and recyclable materials used wherever possible. New development should be designed so that the amount of waste produced is minimised during construction and use. Consideration should also be given to the use of alternative forms of energy.

8.3 Adaptability of Buildings and Spaces

- **Consideration should be given to the adaptability of new buildings and spaces and their capability of being used for a range of different purposes and their potential for future extension.**

Developments with flexible layouts and building designs are easier to adapt when circumstances change. Road layouts based around extensive cul-de-sac systems often prevent the future extension of developments, because little consideration is given to the wider area or potential future development proposals. Public spaces should be designed to allow for a variety of different uses.



Market utilising pedestrianised street

8.4 Creating Mixed Communities and Providing 'Lifetime Homes'

(See Local Plan policy HS3A)

- **New housing developments should cater for a range of needs within the community.**

Modern housing development incorporating affordable and market housing

The provision of a range of housing types within a development can help create mixed and balanced communities. An appropriately varied mix of house styles can also contribute to achieving an attractive overall design for the development. Within the range of housing types provided on a development a proportion of 'Lifetime Homes', which are designed to be more easy to adapt as peoples' lives change, can also positively contribute to the overall design features of a scheme.

9. CONTACTS

For pre-application advice relating to a proposal on a particular site please contact the Development Control Section. The Development Control Section can be contacted at:



Any general enquiries about the content of guidance should be addressed to:

Planning,
Civic Offices,
Union Street,
Chorley,
Lancashire,
PR7 1AL

Telephone 01257 515151

E-mail: contact@chorley.gov.uk

Appendix 1: GLOSSARY

Accessibility

The ability of people to move around an area and reach facilities and places by different modes of transport.

Building Line

The line formed by the frontages of buildings along a street.

Bulk

The combined effect of the arrangement, volume and shape of a building or buildings.

Character

The distinguishing features of a place, building or group of buildings.

Context

The setting of a site or area including landscape, land uses and built form and function

Density

The floorspace of a building or buildings or the number of buildings in relation to a given area of land.

Development Form

The layout, density, scale, appearance and landscape of a development.

Frontage

The length of a building or site in contact with a street or space.

Landscape

The character and appearance of land.

Layout

The way buildings, routes and open spaces are placed in relation to each other.

Lifetime Homes

The concept of Lifetime Homes provides a standard for the design of new homes to ensure that they are accessible and adaptable as the needs of the occupants change.

Local Distinctiveness

The positive features of a place and its communities which contribute to its character and sense of place.

Massing

The combined effect of the height and bulk of a building or group of buildings.

Natural Surveillance

The discouragement of wrong-doing by the ability of people to be seen out of surrounding windows or by passers-by.

Public Space/Public Realm

Public areas that are freely accessible, including streets, open space, parks, play areas etc.

Street Furniture

Structures which contribute to the street scene such as litter bins, seating, bollards, railings, lighting and bus shelters.

Sustainable Development

Defined by the Brundtland Commission (1987) as 'Development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations'.

Topography

A description or representation of artificial or natural features on a site or in an area.

Village Design Statement

An advisory document, which is usually produced by a village community, suggesting how development might be carried out in harmony with the village and its setting.

Appendix 2: GUIDELINES FOR NEW HOUSING DEVELOPMENTS

The following Guidelines and definitions have been approved by Chorley Borough Council for Development Control purposes, in considering applications for new housing developments.

Purpose

The occupiers of new and existing housing are entitled to a reasonable level of privacy. The siting and design of new housing can have a marked effect on privacy levels. Special care should be taken with the position of windows, particularly those facing sideways and those to upper floors.

New housing can have a noticeable effect on the amenities of neighbours, new and existing. In particular there can be an overbearing effect on, or a poor outlook created for, neighbours where main windows to habitable rooms face onto new development.

The above effects can be exacerbated by development on sloping sites.

Guidelines

- Blank walls to new two-storey houses should be a minimum of 12 metres from any facing main window to a habitable room in a neighbouring house.
- Windows to habitable rooms at ground floor level should not allow an unrestricted view into neighbouring garden areas or into the ground floor window of any other house.
- Windows to habitable rooms at first floor level should be a minimum of 21 metres from any such facing windows in neighbouring houses.
- Windows to habitable rooms at first floor level which overlook neighbouring garden areas should be a minimum of 10 metres from the boundaries they face.
- Where the proposed slab levels are 0.5 metres or more above that of neighbouring existing housing, the above spacing guidelines should be increased by 1 metre for every 0.25 metre difference in the slab levels.

Definitions

- Blank walls are those walls with no windows to habitable rooms.

- Habitable rooms include all rooms except toilets/bathrooms, landings, hallways, stairs and store rooms.
- A main window is the window providing the main outlook from and source of light to the room. In 'through' rooms, windows facing to both the front and the back shall be regarded as main windows.

Appendix 3: REFERENCES AND

FURTHER READING

Chorley Borough Council (2003), Adopted Chorley Borough Local Plan Review.

Chorley Borough Council (1998), House Extension Design Guidelines.

DETR/Commission for Architecture and the Built Environment (2000) By Design: Urban design in the planning system: towards better practice, London, HMSO.

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DTLR/Commission for Architecture & the Built Environment (2001) By Design: Better places to live: A companion guide to PPG3, London, HMSO.

English Partnerships and the Housing Corporation (2000) Urban Design Compendium, London, Llewelyn-Davies.

ODPM (2004) Safer Places: The Planning System and Crime Prevention, London, HMSO.

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