

CHANGES FOLLOWING THE PLANNING POLICY SUB-COMMITTEE ON 14th DECEMBER 2006

GLOSSARY

LOCAL PLANNING AUTHORITY

The local authority or council that is empowered by law to exercise planning functions. This is Rochford District Council for most matters, except for minerals and waste planning, when it is Essex County Council.

PUBLIC ART

Permanent or temporary physical works of art visible to the general public, whether part of a building or free-standing. For example, sculpture, lighting effects, street furniture, paving, railings and signs.

SUSTAINABLE DEVELOPMENT

A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.

SPD1 – Educational Contributions

"2.2 The Essex and Southend on Sea Replacement Structure Plan (adopted in April 2001) reinforces the approach set out in Circulars 1/97 and 05/05. Policies BE5 & H4 reflect the guidance and set out the circumstances where planning obligations may be required and relate to the proposed development. These policies will be saved and still apply after the enactment of the Planning and Compulsory Purchase Act. In addition, many local planning authorities within Essex have their own policies, contained within local plans and other documents. It should be noted that the structure plan policies will only be saved until replaced by the East of England Plan ~~Regional Spatial Strategy~~ (unless they are specifically mentioned as not being replaced by the RSS) and that the current Rochford District Replacement Local Plan policies will eventually be replaced by new LDF policies. It may be necessary for the SPD to be redrafted and consulted upon to conform and support new LDF policies."

SPD2 – Housing Design

"3.3 For flats, when built, the standard shall be:

- a) Minimum balcony area of 5 m², with the ground floor dwelling having a minimum patio garden of 50 m²; or
- b) The provision of a useable communal residents garden on the basis of a minimum area of 25 m² per flat.

These two methods for flats may also be combined."

“4.2 When considering planning applications for residential development, the Local Planning Authority will need to be satisfied that adequate provision is made within the site for hard and soft landscaping, including paving, grassed and planted areas. This landscaping must be an integral part of the overall development scheme. Where full details of the landscaping of the sites are not included within the planning application, the Local Planning Authority will make any permission conditional upon a landscaping scheme being agreed and implemented within a specified period. In considering landscaping schemes the Local Planning Authority will require:

- a) All existing sound and healthy trees and hedgerows will be retained wherever possible, particularly in rural locations. Where a hedge or tree must be removed to satisfy visibility requirements it must be replaced, set back if necessary to satisfy these requirements.
- b) In deciding upon the location of planting, proper consideration must be given to the mature size of the tree and its effect upon daylighting and underground services.
- c) The provision of shrub planting will be encouraged so as to provide an instant impact in the new development.
- d) There will be sufficient planting which contributes to the development by:
 - preventing soil erosion or stabilizing slopes;
 - providing a screen from wind, noise or view;
 - softening the appearance of buildings; and/or
 - providing a focal point in a space.
- e) Where existing healthy trees are protected by the conditions of a planning consent or where tree planting is required in a landscaping scheme, the Local Planning Authority will ensure their long-term preservation as an integral part of the housing development by serving Tree Preservation Orders as appropriate.
- f) Within residential environments, landscaping schemes must include the use of paving or additional features such as public art where appropriate to enhance the amenity of these areas.
- g) Landscaping schemes in residential areas must include the use of landscaping measures to reduce the risk of flooding. This is especially important when the proposed development is in an area at risk of flooding as defined by the Rochford District Replacement Local Plan Proposals Map.
- h) Landscaping schemes must ~~should~~ link in with existing habitats to preserve or enhance biodiversity.

“14.2 It is essential that an adequate and satisfactory means of access is provided to the proposed development site. Means of access will be assessed as follows:

- a) In the case of backland development accessed from an estate road - as set out in the Essex Design Guide for Residential and Mixed Use Areas;
- b) In the case of backland development accessed from a classified road – as advised by the Essex County Highways department;
- c) In all cases - any access to a backland site which is in close proximity to existing dwellings and would detrimentally affect the visual and residential amenity of those dwellings by virtue of noise, dust or fumes, disposal of rubbish or create road safety problems will be refused.

Applications for backland development will also need to show that the proposal will not result in any adverse impact upon sites of cultural and historic importance, or upon biodiversity and green spaces.”

16.5 **TREES**

In cases where street trees exist on grass verges, the Local Planning Authority will require those trees to be retained and Tree Preservation Orders will be served in where necessary-appropriate cases.

SPD6 – Design Guidelines for Conservation Areas

- “3.1 For new development to fit within the overall framework of a conservation area it must ~~should~~ reflect the local characteristics of the neighbourhood. When designing a new building the starting point should be to consider the context of the site and the existing built environment. It is essential to make an assessment not only of the built form, materials and detailing, but also of the character of the spaces between the buildings and the appearance of the street scene. The following section outlines the principle points of consideration.”
- “3.3 The mass of a new building must ~~should~~ not dominate or conflict with the adjoining properties. Within the settlement areas of Rochford District the scale is primarily that of two-storey domestic architecture.”
- “3.5 The height of new buildings must ~~should~~ be in keeping with the existing character of the area.”
- “3.6 The individual elements of a new development must ~~should~~ be related proportionally to each other. In addition the form must ~~should~~ be appropriate to its immediate neighbours and any important features on surrounding buildings.”
- “3.8 Where extension are carried out they must ~~should~~ produce additive rather than subtractive forms.”
- “4.3 Raised ridge tiles used to provide extra ventilation must ~~should~~ be avoided. It is possible to obtain hand-made ridge tiles capable of providing ventilation, but still maintaining an unbroken ridge height along the length of the roof.”
- “4.5 Roof design must ~~should~~ follow local tradition and relate to the best of existing roof details. On tiled roofs simple verges with undercloaks will normally be appropriate. Verges formed by the use of bargeboards must ~~should~~ be generally avoided unless the building is rendered or weatherboarded. Where barges are used "boots" at the base must ~~should~~ be avoided. Verges that are finish against a protective parapet are sometimes appropriate in higher status buildings.”
- “4.11 External plumbing must ~~should~~ always be avoided and must ~~should~~ not disturb or break through any mouldings or decorative features. Cast iron for gutters and downpipes is the first choice for new buildings in a conservation area. Metal is appropriate but plastic is out of character in historic environments and must ~~should~~ be avoided. All rainwater goods must ~~should~~ be painted black. On most buildings half round gutters with round downpipes are suitable, although gutters that are

moulded or ogee in section may be more in keeping for a building which has an eighteenth or nineteenth century character.”

- “4.19 In brick walls proper arches ~~must~~ should be formed over openings. Coursed brickwork or brick-on-end soldier courses are ~~considered to be~~ unsuitable. Cambered or flat arches ~~must~~ should be formed using special voussoir (wedge-shaped) bricks.”
- “4.20 Weatherboarding must always be featheredge not shiplap and generally painted white or cream. The use of stains is not ~~considered to be~~ appropriate.”
- “4.23 The staining of external joinery is a modern phenomenon which disguises the intricacy of the joinery and gives a dull uninteresting appearance. Paint is the correct finish for timber windows, staining is not a traditional finish and ~~must~~ should not be used.”
- “4.28 Dormer windows were used to light attic rooms, which were considered to be of secondary importance to the main part of the house. They were therefore very simply detailed. New dormers, if absolutely necessary, ~~must~~ should be carefully designed to match the character of the surrounding buildings and ~~must~~ should be detailed in a simple style. They ~~must~~ should appear as an incident in the roof space and ~~must~~ should not proliferate or be set close together. In design flat roofed dormers ~~must~~ should be lead covered whilst pitched roof types ~~must~~ should have plain tiles at a 50° pitch. The side panels, or cheeks, ~~must~~ should be thin rather than wide to ensure the dormer appears incidental to the existing building.”
- “5.2 Modern extensions ~~must~~ should not dominate the existing building in either scale, material or situation. Extensions ~~must~~ should be designed to be in sympathy with the character of the original building so that it complements its appearance. They ~~must~~ should be visually subordinate to the main building.”
- “5.3 The main building ~~must~~ should be used as a reference for materials and detailing. Pitched roofs must have a definite break in the ridge-line. The wall line ~~must~~ should not be continued on the same plane. Care ~~must~~ should be taken to follow the fenestration and detailing of the original building.”
- “5.4 Whilst generally the character of the new ~~must~~ should reflect that of the old there are circumstances where this may not apply. In areas where variety of materials and forms frequently provide most of the local character an extension may best be expressed by using contrasting but still vernacular materials. Where the existing building is itself of poor design an extension may provide an opportunity to enhance or screen its appearance.”
- “6.2 Conservatories for smaller houses ~~must~~ should take a simple lean-to greenhouse form, be constructed of white painted softwood and with the minimum of fancy decoration. They ~~must~~ should be modest in size in relation to the original building, carefully detailed with the minimum of architectural embellishment and sensitively sited away from the principle elevations. Conservatories must be designed to be in keeping and in harmony with the existing environment.”
- “8.2 Walls ~~must~~ should be constructed with suitable bricks for the locality. They ~~must~~ should be articulated with piers at suitable centres and capped with traditionally

detailed copings. Major lengths of enclosing walls may require a plinth in order to give them visual substance.”

“8.3 Walls are often necessary to provide enclosure and in such cases they must ~~should~~ be at least two metres high. Where gates are necessary in such enclosing walls, they must ~~should~~ be close boarded in order to continue the containment.”

“8.4 Where railings are required the purpose is generally to protect and give enclosure to a yard or garden which has a residential character. Such railings and the necessary gates must ~~should~~ be traditionally detailed with spear tops, hoops or other historic forms. The railings may be raised on low brick plinth walls with stone copings.”

SPD7 – Design, Landscaping & Access Statements

“1.1 Planning Policy Statement (PPS) 1 (*Delivering Sustainable Development*) states that planning policies must ~~should~~ promote high quality inclusive design in both the layout of new developments and within individual buildings. The function and impact of the building must ~~should~~ be considered over the lifetime of the development not just for the short term. Design which fails to take the opportunities available for improving the character and quality of an area must ~~should~~ not be accepted. Good design, as stated in PPS1, is an important aspect of development and not necessarily easy to achieve. Applicants must ~~should~~ be able to demonstrate how they have taken account of the need for good design in their development proposals. For these reasons, certain types of planning application are required to be accompanied by a design, landscaping and access statements.”

“4.6 Guidance on Landscaping schemes is available from a number of sources, including Rochford District Council. The CABI guide ‘Design and access statements: how to write, read and use them’ includes advice on landscaping (www.cabi.org.uk). The National House Building Council (www.nhbcbuilder.co.uk) sets out guidelines on the design of new buildings in relation to existing and proposed vegetation. For more information see “NHBC Standards Chapter 4.2”, BS 8004:1986 “Code of Practice for Foundations” or contact the Building Control Section. The British Standard “Guide for trees in relation to construction” (BS 5837:1991) also sets out details regarding vegetation and development.”