

Housing

Movement & Transportation

Backsp
Employment

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Recreation, Leisure & Tourism

Space *about* Dwellings

**SUPPLEMENTARY PLANNING GUIDANCE
TO THE STAFFORD BOROUGH LOCAL PLAN 2001**



Stafford
BOROUGH COUNCIL

General Principles

It is recognised that good design in new housing layouts will not be achieved solely by adherence to standards. Indeed the Borough Council wishes to encourage a marked improvement in mundane housing layouts which can result from application of regimented standards.

Proposals should always respect the character of their surroundings and result in a benefit in environmental and landscape terms. This will also rely on the treatment of the spaces between and around buildings and the integration of any landscaping and open space required as part of the overall design for the site.

In some circumstances strict adherence to the standards contained in this Guidance may be reduced in order to encourage imaginative quality housing layouts that may be more appropriate to the individual site circumstances.

Proposals that do not meet the standards will be acceptable where the developer can clearly demonstrate that:

- relaxation of standards would enable a higher quality of design to be achieved, particularly in terms of
 - external materials
 - surface treatment
 - landscaping
 - lighting
 - architecture
- adequate levels of privacy and amenity are provided for residents by means of
 - careful design of the buildings
 - relationship between buildings
 - relationship between buildings and landscape features such as
 - screen walls, fences, trees, hedges, shrubs, footpaths and
 - public spaces
- the development is in character with and enhances its surroundings

The layout must still provide adequate levels of privacy and amenity.

The Positioning of Windows

The standards will be applied to both new housing layouts and also when examining the relationship between existing and proposed development.

The size and positioning of windows of a dwelling in relation to site boundaries and to public areas is an important determinant of the degree of privacy enjoyed by its occupants.

Thus in cases where proposed dwellings face or back on to existing dwellings, the standards set out in this Guidance should be achieved, even if the existing dwellings have less than the distances and spaces about them than the guidance standards require.

In those cases where a principal window faces the flank wall of a dwelling with no principle windows (i.e. either a blank wall, obscure glazed windows or high level windows) as is often the case on corner plots, a shorter distance between dwellings is acceptable provided that the standards for private garden space are met. This distance is further reduced where the flank wall forms part of a single storey structure (e.g. a bungalow).

A principal window is defined as:

- **the main or secondary window of more than 1 metre in width to a**
 - living room
 - dining room
 - kitchen
 - first, second or third bedroom

Standard 1 Distances between Dwellings

Dwellings should be designed and sited so as to ensure that:

- there is a minimum distance of 21 metres between facing principal windows
- there is a minimum distance of 14 metres from a principal window when it faces the wall of another dwelling with no principal window
- there is a minimum distance of 10.5 metres from a principle window when the facing wall forms part of a single storey structure
- there is a distance of 6 metres from a principal window to any site boundary

Provision of Private Garden Space

Individual requirements for a private garden area vary significantly between residents. However when new residential development is designed for family accommodation (generally three bedrooms and above) it is reasonable to require at least a basic level of garden area.

It is recognised that a standard garden area may not be appropriate in catering for certain needs; for example, single, elderly or disabled persons.

Standard 2 Private Gardens

- the minimum area of private garden space should be 65 square metres with a minimum length of 10.5 metres for more than half the width of the garden.

Standard 3 Flats and Private Amenity Areas

- Flats should have private amenity space separate from any incidental amenity space within the overall layout.
- Private amenity space shall be provided either in the form of a balcony or screened terrace or communal amenity space adjoining the flats.



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