



East Renfrewshire Local Development Plan

LOCAL
DEVELOPMENT
PLAN

Supplementary Planning Guidance: Householder Design Guide June 2015



Supplementary Planning Guidance

Householder Design Guide

June 2015



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1. FOREWORD

1.1. Introduction

- 1.1.1. This Supplementary Planning Guidance has been prepared under Section 22 of the Planning etc. Scotland Act 2006 and forms part of the Local Development Plan.
- 1.1.2. East Renfrewshire Council is seen by its residents as a place to live which benefits from a high quality safe and pleasant environment. Appropriate development is central to maintaining the quality of the built environment, and in particular ensuring that extensions to existing buildings are in proportion and that the spaces between buildings are not diminished to a point that the environment and amenity are significantly affected. This guidance has been prepared to help ensure the promotion and enhancement of the high quality environment which the Council and its residents are rightfully proud of.
- 1.1.3. The content of this guide informs and guides anyone who is planning, designing and constructing house extensions, including dormer windows and domestic garages. It gives general principles which are applied to house extensions and garages and some practical guidance for their design. This guide should be read in conjunction with Policies D1 and D14 of the East Renfrewshire Local Development Plan which can be found in Appendix 1 of this document. The Local Development Plan as a whole is available at www.eastrenfrewshire.gov.uk/local-development-plan.
- 1.1.4. When designing an extension, householders should consider not just what internal space is created, but also how the extension will look from the outside and how it will complement the character of the existing house. Well designed extensions will maintain the character of the original property and the area in general. A well designed extension will also contribute to the value of the property.
- 1.1.5. It should be noted that this short note cannot cover all aspects of house extensions and the Council's Planning Service is available to discuss proposals prior to the submission of a planning application.
- 1.1.6. Any planning application will be assessed on its own merits and this guide will be used as a material consideration in determining a planning application.
- 1.1.7. Higher standards will be expected for listed buildings and buildings in conservation areas in design terms and architectural detail. Historic Scotland has produced a separate guidance note on extensions to listed buildings available to view at www.historic-scotland.gov.uk/managingchange.

2. GUIDANCE

2.1. General Principles

2.1.1. Proposals for house extensions, dormer windows and garages will be considered against the relevant Local Development Plan policies and the design principles set out below, as well as the individual circumstances of the application:

- Extensions, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered;
- Extensions should not dominate or overwhelm the original form or appearance of the house and be subordinate in scale and appearance to the original house;
- Extensions should be in proportion to the original house and should not exceed 100% of the footprint of the original house. Extensions should not dominate or overwhelm neighbouring properties;
- Direct overlooking and excessive overshadowing of neighbouring properties should be avoided. A *Design Guide on Daylight and Sunlight* SPG is available separately;
- Over-development of the site should be avoided and useable private (i.e. rear) garden ground should be retained. No more than 50% of the rear garden should be occupied by the development;
- Developments should have the same roof design as the house particularly when visible from public view;
- Window and doors should be aligned vertically and horizontally with existing windows and doors;
- No extension (other than a porch) should project beyond the front or principal elevation of the existing house;
- The external materials should be identical or closely match those on the existing property.

2.2. Additional Criteria

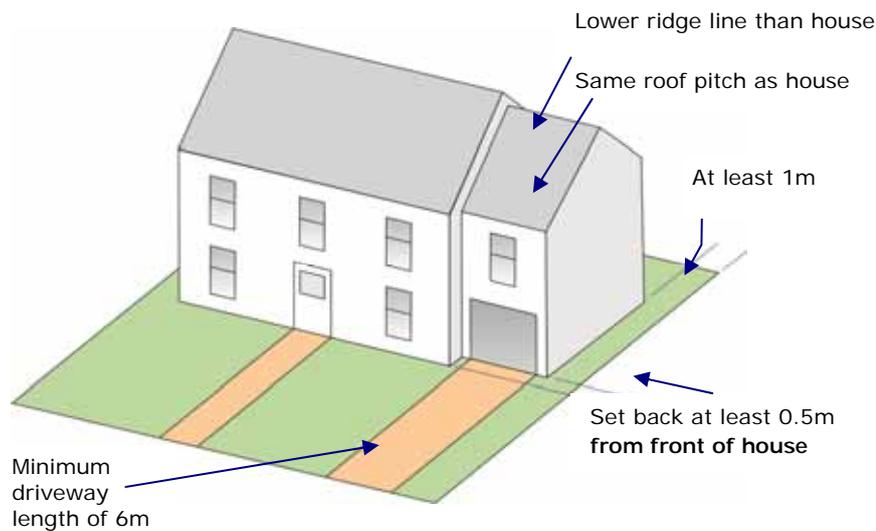
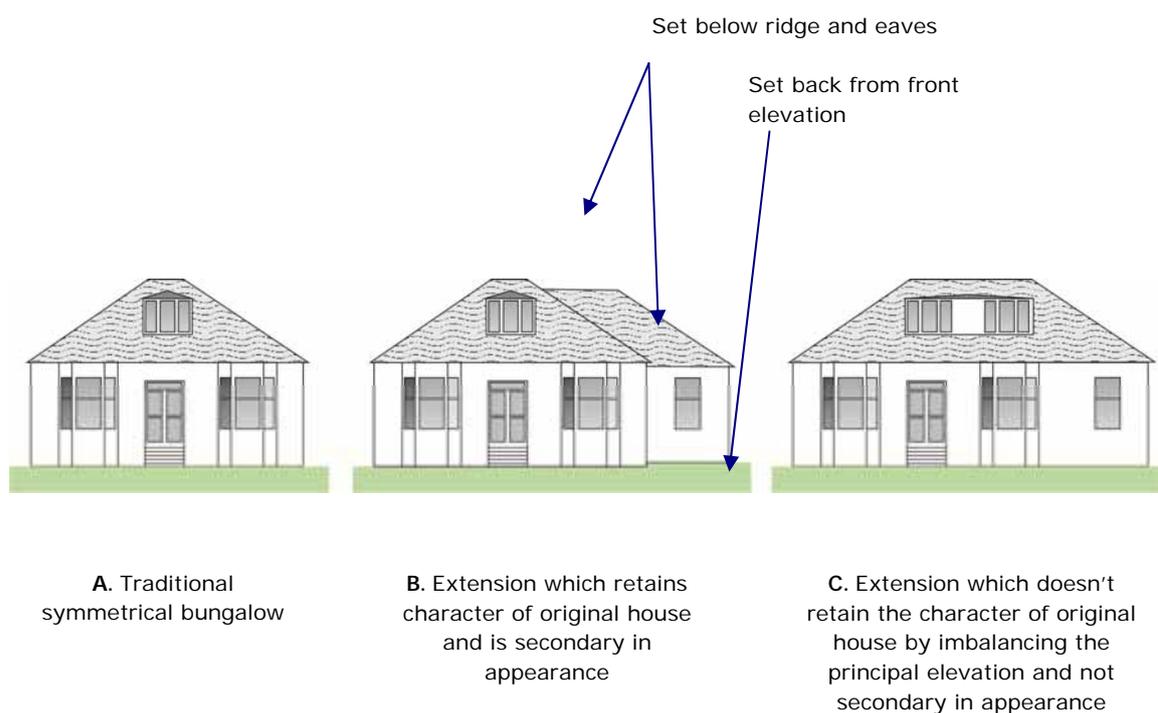
2.2.1. The following will be applied **in addition** to the general points above.

Porches should...

- Not project more than 1.5 metres from the front elevation of house (excluding any bay window) and be no more than 2 metres wide;
- Include a significant area of glazing;
- Have a pitched roof rather than a flat roof when on the front or principal elevation of the house.

Side extensions should...

- Be no more than 50% of the frontage of the original house;
- Be set back at least 0.5 metres from the front elevation of the original house;
- The ridge line of the extension should be below the ridge line of the original house;
- Be set back at least 1 metre from the side boundary;
- Have a fully enclosed lower storey.

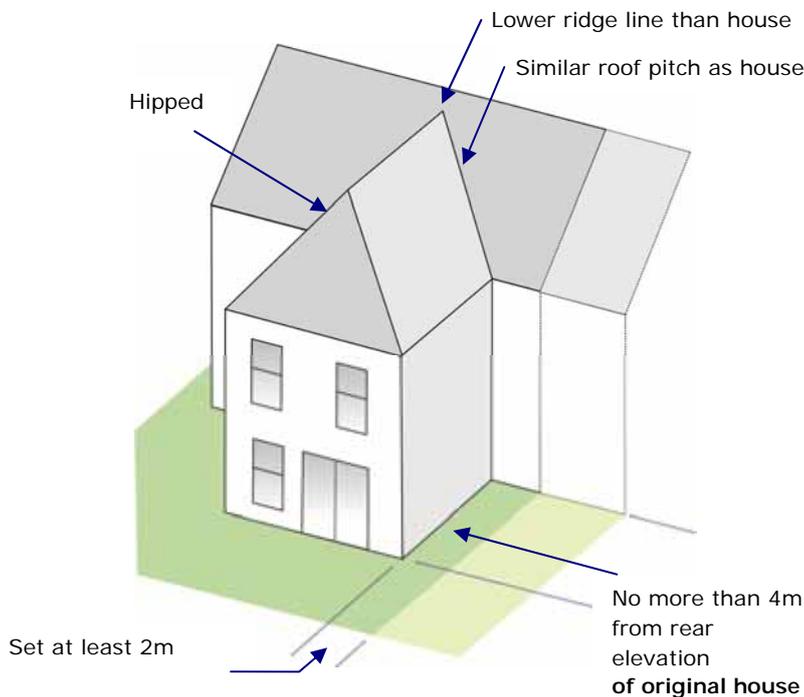
Illustration 1 – Side Extensions**Illustration 2: Bungalow Extensions**

Single storey rear extensions (including conservatories) should...

- Not extend more than 4 metres down a common rear boundary.

Two storey rear extensions should...

- Not extend more than 4 metres from the rear elevation of the original house;
- Not be within 2 metres of the boundary on a terrace or semi-detached house.

Illustration 3: Rear Extension***Extensions to the rear of bungalows should...***

- Have the same roof design as the house and not form a gable end;
- Have its ridge line below the ridge of the house.

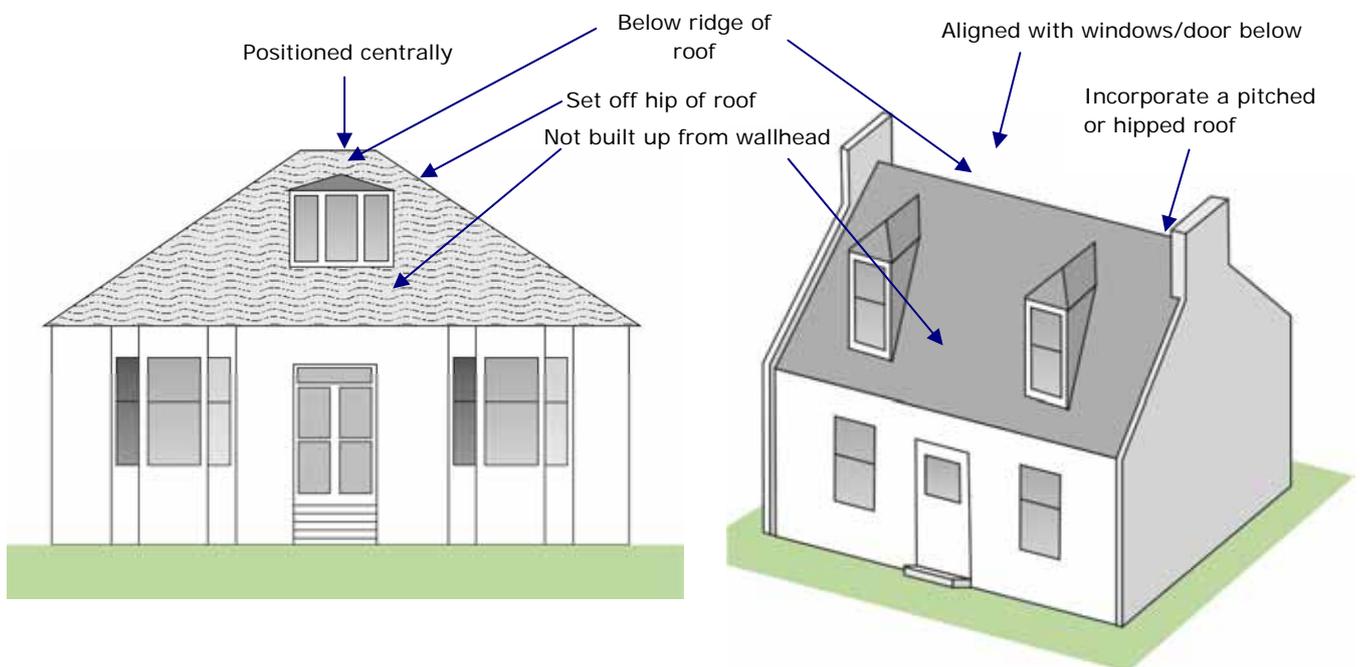
Garages (including car ports) should...

- Not be positioned in front of the front elevation of the house;
- Preferably have a pitched roof when visible from the road;
- Be set back a minimum of 6 metres from the inner edge of the pavement;
- Be finished in materials to match the original house;
- Garages attached to the side of the house will be treated in the same manner as a single storey side extension.

Dormer windows should...

- Be wholly contained within the roof slope and set below the roof ridge/hip and off the side ridge/hip;
- Be aligned vertically with windows/doors below;
- Have a high proportion of glazing;
- Not built up from wallhead and be set well back from the eaves;
- Not extend right up to the gable end or shared boundary on a semi-detached or terrace house;
- Not occupy more than 50% of the area of the roof;
- Have roof, sides and front faces finished in tiles/slates to match the existing house;
- Be positioned centrally in a hipped roof.

Illustration 4 – Dormer extensions



3. CONTACT DETAILS

If you have any questions regarding the above, please contact East Renfrewshire Council Planning Service at:

Development Management

Council Offices

2 Spiersbridge Way

Spiersbridge Business Park

Thornliebank, G46 8NG

Phone: 0141 577 3001

Fax: 0141 577 3339

Email: Sean.McDaid@eastrenfrewshire.gov.uk

APPENDIX 1

Extract from the Local Development Plan

The Local Development Plan can be viewed at:
www.eastrenfrewshire.gov.uk/local-development-plan.

Extracts from the Local Development Plan of Policies D1 and D14 are attached below:

Policy D1: Detailed Guidance for all Development

Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;

12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways soliums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages

- Any extensions must compliment the existing character of the property, particularly in terms of style, form and materials.
- The size, scale and height of any development must be appropriate to the existing building.
- In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.
- Side extensions should not create an unbroken or terraced appearance.
- The development should avoid over-development of the site by major loss of existing garden space.
- Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

If you require this information in large print, Braille or translated, please telephone our Customer Service Officer on 0141 577 3001.

इस सूचना-पत्र मे उल्लेखित सूचना यदि आप हिन्दी अनुवाद मे चाहे तो कृपया सम्पर्क करे ।

ਜੇ ਤੁਸੀਂ ਇਸ ਲੀਫਲੈਟ ਵਿਚ ਦਿਤੀ ਜਾਣਕਾਰੀ ਦਾ ਅਨੁਵਾਦ ਚਾਹੁੰਦੇ ਹੋ ਇਥੇ ਸੰਪਰਕ ਕਰੋ।

اگر آپ اس لیفٹ میں درج معلومات کا ترجمہ اپنی زبان میں چاہتے ہیں تو ہم سے رابطہ کریں

如果您想得到该资料所含信息的译文，请联系：