

# **Powys Local Development Plan (2011-2026)**

## **Supplementary Planning Guidance**

### **Residential Design**

**Adopted January 2020**

**Mae'r ddogfen hefyd ar gael yn Gymraeg  
This document is also available in Welsh**



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## ACCOMPANYING DOCUMENT (published separately)

**Town Character Appraisals:** Town Appraisals/Character Assessments of the following 12 main towns in the Powys LDP Area:

- Builth Wells
- Knighton
- Llandrindod Wells
- Llanfair Caereinion
- Llanfyllin
- Llanidloes
- Machynlleth
- Newtown
- Presteigne
- Rhayader
- Welshpool
- Ystradgynlais

## 1. Introduction and Purpose of the Guidance

1.1 This Supplementary Planning Guidance (SPG) on Residential Design provides up-dated guidance on achieving high standards of design in residential development to support Policy DM13 of the Powys Local Development Plan (LDP)(2011-2026) which was adopted by Powys County Council on 17<sup>th</sup> April 2018. This guidance does not apply to areas of the County of Powys located within the Brecon Beacons National Park Authority area (BBNP).

1.2 The Council's previous Residential Design Guide (2004) has now been superseded.

1.3 This SPG is an aid to deliver successful place-making. By aligning the document to current national legislation and policy guidance, including the all Wales Model Design Guide for Residential Development, Powys County Council is demonstrably sharing the government's aims of "driving up the standard of design in residential development regardless of the scale". This SPG, primarily written to support Policy DM13, aims to help understanding of what is meant by good quality/well designed homes and provide the tools for assessing the implementation of Policy DM13 so that the built environment in Powys is enhanced and sustained for the benefit of all.

1.4 This SPG provides a basis for shared design objectives between the developer and the Council. It will help in the determination of planning applications and provide practical information for applicants/agents, members of the public, elected Members and Council Officers on the aspects of good quality design for use at the application and pre-application stages and in the drafting up of site-specific development briefs.

## 2. Status of the Guidance

2.1 This SPG has been produced to support the policies of the LDP which are used in the determination of planning applications. The guidance within the SPG has had regard to relevant legislation, national planning policy and other available guidance and information.

2.2 This SPG has been prepared in accordance with the Council's approved Protocol for Preparation and Adoption of SPG, which includes a Community Involvement Scheme. It has been subject to a 6 week public consultation stage undertaken 9<sup>th</sup> August to 20<sup>th</sup> September 2019. A summary of the responses received to the public consultation along with an explanation as to how the responses have been addressed can be found within the Consultation Statement. This SPG was adopted by the Council on the 21<sup>st</sup> January 2020.

2.3 This SPG is a material consideration in the determination of planning applications.

## 3. Form and Content of the SPG

3.1 **PART 1** of this SPG sets out the national and local context and planning policy on good design, including Policy DM13 on Design and Resources.

3.2 The national policy background discusses the main principles of good design with signposting to further sources of expert advice and information. Reference is made to the *all Wales Model Design Guide for Residential Development* dating from 2005 which still contains relevant advice together with the design principles of *Building For Life 12 Wales* which are a recognised tool for achieving better urban design quality in residential development.

3.3 The SPG details how interrelated matters such as Landscape, Biodiversity, Transport and Accessibility are so closely related to good residential design that they must be taken into account at the outset of the process. Readers are advised of **other relevant SPG** on interrelated topics.

3.4 The SPG explains how a recommended design process can be followed to achieve high quality and acceptable end results and details the requirement for some applications to be supported by a Design and Access Statement (DAS). Even when not strictly required, the preparation of an informal document based on the structure of a DAS (which Powys County Council calls a Planning Statement) may still be beneficial.

3.5 This guidance discusses when a Development Brief may be requested for a scheme/site prior to a planning application being made. Development Briefs are a way of agreeing and formalising design guidelines and these documents may, if fully adopted, carry the weight of Supplementary Planning Guidance in themselves. The same applies to Place Plans, generally developed by local communities, which may well have content on residential design issues, adding important finer detail to the LDP and which, where available, should be used to inform the design process.

3.6 The SPG briefly summarises the **pre-application advice** service offered by the Council through PPAE – Pre Planning Application Advice Enquiry and the separate statutory **pre-application consultation** procedures for “major” housing schemes (which requires the developer/applicant to consult with the community and specified stakeholders prior to the County Council’s involvement).

3.7 **PART 2** then explores Policy DM13 criterion by criterion explaining how the policy is to be implemented by providing guidance on how development proposals can address the policy criteria to meet the good standards of design required of new residential development, whether proposing an individual house or any other size of housing scheme.

3.8 Dependent on where a proposed development is located, protected Listed Buildings or the special status of a Conservation Area may also be fundamental in influencing good design. Readers are directed to the SPGs being prepared on [Conservation Areas](#) and the [Historic Environment](#).

3.9 **PART 3** of this SPG focuses on householder development in Powys and should be used to inform both development proposals that are classed as permitted development and for householder schemes that require express permission, i.e. need to submit a planning application.

## PART 1: CONTEXT

### 4. National Context for Good Design

#### 4.1 Why is high quality residential design so important?

4.1.1 Housing is one of five priority subject areas identified by the Welsh Government (WG) as having the “greatest potential contribution to long-term prosperity and well-being” (*Prosperity for All – the national strategy – 2017*).

**Housing:** the bedrock of living well is a good quality, affordable home which brings a wide range of benefits to health, learning and prosperity.

4.1.2 The Welsh planning system recognises the need for the right mix of **good quality/well designed homes** together with jobs, services, infrastructure and facilities as a key place making principle, one which contributes to well-being and people’s contentment with their everyday lives.

4.1.3 The importance of good quality design is supported by research. 84% of the 5,013 respondents to a Policy Exchange (England) Study agreed that better quality buildings and public spaces improve people’s quality of life. The same proportion believed that living in a well-designed community improves people’s happiness (*Building More, Building Beautiful: How design and style can unlock the housing crisis, June 2018*).

4.1.4 The importance of design quality is recognised by the Design Commission for Wales (DCFW). The Commission have identified that good residential design brings the following benefits:

- Maximises efficiency and value for money
- Focuses on users, maximising ease of use, accessibility, inclusiveness and public value
- Uses resources and energy efficiently, contributing to carbon reduction
- Has been shown to reduce the public health problems linked to poor housing
- Reduces maintenance, costly refurbishments and running costs
- Makes products, places and buildings more attractive
- Adds value and enhances public good

#### 4.2 The promotion of good design

4.2.1 The Welsh Government established the [Design Commission for Wales](#) (DCFW) in 2002 to promote good design. DCFW works to influence, educate and disseminate design advice to all those involved in the design of the built environment. The Commission also publishes case studies and produces good practice guides.

4.2.2 The Commission have been involved in several influential publications including practice guidance on planning for sustainable buildings, guidance on Design & Access Statements, and in endorsing the Building for Life 12 Wales guidance as a tool to achieve good quality residential design.

4.2.3 The DCFW offers a Design Review Service to provide independent advice and feedback on individual schemes and framework documents (PPW, para 3.15). More information is given in the publication: *Consulting the Commission through the Design Review Service* (DCFW, August 2017).

## 5. National planning policy on design and placemaking

### 5.1 Planning Policy Wales (PPW) Edition 10

5.1.1 Planning Policy Wales Edition 10 (PPW10) sets out the land use planning policies of the Welsh Government. National planning policy comprises the latest PPW together with supplementary Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters. Local Development Plans must be in conformity with national planning policy (current at the time the Plan is being prepared and examined) in order to be found acceptable by the Independent Planning Inspector.

5.1.2 PPW10 was published in December 2018. It revises national planning policy to integrate planning goals with the Well-being of Future Generations Act. Significantly it brings the concept of **placemaking** into all planning decisions.

#### PPW10: What is Placemaking?

“Placemaking” is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well being in the widest sense.

Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.

Placemaking should not add additional cost to a development, but will require smart, multi-dimensional and innovative thinking to implement and should be considered at the earliest possible stage. Placemaking adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into planning decisions.

5.1.3 PPW10 sets out a framework to ensure that all development is assessed against five Key Planning Principles and the National Sustainable Placemaking Outcomes. Councils **MUST** use this framework in both the preparation of development plans and in the assessment of development proposals. The Planning Principles are considered key to securing the *right development in the right place*.

5.1.4 To be acceptable, development proposals **MUST seek to deliver development that addresses the national sustainable placemaking outcomes** (PPW10 para. 2.17). The National Sustainable Placemaking Outcomes are shown in Figure 4 of [PPW10](#). Applicants should therefore ensure that their planning application (either within an accompanying Design and Access Statement (where mandatory, see Section 9.) or a more informal supporting Planning Statement) demonstrates how the proposed new house or housing scheme is able to address these essential outcomes and make a positive contribution to achieving a sustainable community.

5.1.5 Good design is recognised by PPW10 (para 3.3) as being an essential part of effective strategic placemaking:

“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space

is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area”.

5.1.6 PPW10 identifies five key aspects of good design and a main objective for each as shown in **Table 1**.

**Table 1: The Objectives of Good Design**

<b>Key Design Aspect</b>	<b>Key Design Objective</b>
<i>Access and Inclusivity</i>	Ensuring ease of access for all
<i>Character</i>	Sustaining or enhancing local character. Promoting legible development/a successful relationship between public and private space/quality, choice and variety/innovative design
<i>Community Safety</i>	Ensuring attractive, safe public spaces/security through natural surveillance
<i>Environmental Sustainability</i>	Achieving efficient use and protection of natural resources/enhancing biodiversity/designing for change
<i>Movement</i>	Promoting sustainable means of travel

5.1.7

Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals at all scales (PPW10 para. 3.4).

5.1.8 The design objectives are expanded upon in PPW10 and WG Technical Advice Note (TAN) 12: Design (March 2016).

5.1.9 The application stage presents the opportunity to demonstrate how the five key design objectives have been considered and the design response being made (the Design and Access Statement - see Section 9. - can be a useful communication tool here or information can be set out in a less formal Planning Statement).

5.1.10 Having regard to the national sustainable placemaking outcomes and explaining in a Planning Statement or a DAS how the design responds to them will help all parties in appraising the design rationale and in assessing whether a proposed development has optimised its contribution to sustainable placemaking.

## **5.2 Technical Advice Note 12 - TAN 12 (2016)**

5.2.1 TAN 12 covers Design. It sets out further information on the five aspects of good design and their key objectives, including how to respond to these objectives following an appraisal of the context. It should be understood that the design objectives are not mutually exclusive. Successful placemaking requires a **holistic approach** to design.

5.2.2 TAN12 includes guidance on assessing design issues by development type with Section [5.11](#) on house building being particularly relevant to this SPG.

## 6. National Guidance on Residential Design

### 6.1 The All Wales Model Design Guide for Residential Development

6.1.1 This document was produced in March 2005 with the financial assistance of the Welsh Government by a partnership involving the Planning Officers Society for Wales (POSW) and LDA Design. It is still a current model guide and can be accessed through the DCFW website.

6.1.2 The Council has determined that this SPG should include the same design objectives as those found in the All Wales Model Design Guide.

The 10 **design objectives** of the model guide **are adopted** to support the implementation of Policy DM13 of the LDP. They are shown in **Appendix 2**. Table 4a in **PART 2** makes clear cross references between Policy DM13 and the applicable parts of the model guide.

6.1.3 This approach means that developers **MUST** have regard to the model design objectives when formulating their scheme(s) and should demonstrate (in the Planning Statement or DAS) how the design has been informed and influenced by them.

### 6.2 Building for Life 12 (BfL12) Wales

6.2.1 Built for Life™ is a quality mark comprising standards which can be used as a design tool throughout the planning process. Based around 12 urban design criteria, the Building for Life scheme uses a Q&A Checklist to assess the quality of placemaking under the three themes of:

- Integrating into the neighbourhood;
- Creating a place; and
- Street and home.

6.2.2 Housing schemes are independently assessed for award of the Built for Life™ accreditation.

6.2.3 The Welsh Government and Design Commission for Wales have endorsed Building for Life 12 Wales as an industry standard for well designed homes and neighbourhoods. It is recognised that BfL12 can be a useful tool in achieving better design quality in residential development and in complementing the requirements of national planning policy.

6.2.4 For conciseness this SPG does not include details from the BfL12 Wales guidance booklet which is available bilingually on the [DCFW](https://dcfw.org) website. Powys County Council encourages applications which strive to achieve the Built for Life™ accreditation.

6.2.5 “**BfL12**” in this document relates to the principles and guidance found in **Building for Life 12 Wales (2015: 3<sup>rd</sup> Edition)**: <https://dcfw.org/building-for-life-12-wales/>. If these standards are updated, the Council will expect developers to have regard to the latest version.

6.2.6 Whether or not pursuing accreditation, developers are **specifically encouraged to consider the BfL12 principles** as an aid to securing good residential design and to use BfL12 guidance alongside this Residential Design SPG. The Council is likely to use the guidance in conversations and negotiations on residential design. There is a dedicated [Building for Life](https://dcfw.org/building-for-life) website although this presently has an English focus so it is important to note that there are some differences in the Welsh planning framework.

6.2.7 **PART 2** of this SPG analyses Design and Resources Policy DM13 and includes cross references to the BfL12 standards. **Table 4a** shows how the Council’s policy requirements interlink with objectives and guidance on good residential design. Developers should wherever possible have regard to the 12 urban design criteria referenced in BfL12 and use both the headline questions and the additional questions to stimulate discussion and thinking at the start

of the design process. Developers can summarise within the Planning Statement or DAS how the development responds to BfL12 criteria.

## 7. The Local Context and Local Planning Policy on Good Design

### 7.1 Housing Development and Design Policy in Powys

7.1.1 New housing development in Powys is guided by the housing land allocations and the housing policies set out in the adopted Powys LDP (2011-2026). The Plan defines growth and spatial strategies for residential development setting out how many homes are needed and where they should go. The LDP is key to shaping and changing places across Powys facilitating development to serve current and future needs. Over the Plan's lifetime the Council aims to see at least 4,500 new homes built across the Powys LDP area.

7.1.2 **Vision 2025** is the Council's Corporate Improvement Plan (2018-2023). The plan includes a priority for Developing a Vibrant Economy. Within this priority area, the Vision includes an aim to *achieve significant investment in the development of affordable and sustainable housing*.

7.1.3 The Council recognises that this priority contributes to the Well-being Goals (A Healthier Wales) stating:

“ Using our influence to develop a healthy and enterprising economy with good quality job opportunities and **good quality housing** will be major contributors to improving social and mental well-being”

7.1.4 Policy DM13 (Design and Resources) and associated Plan policies such as those concerning the natural and built environment, safeguarding of strategic assets, transport, access, land drainage and infrastructure are all relevant to new housing schemes and to the achievement of sustainable development and to success in creating and sustaining our communities.

7.1.5 Each of the policies in the LDP is supported by a reasoned justification (R.J.) that contains an explanation behind the policy, provides guidance, and or expands on the purpose of the policy or its aims. The reasoned justification has not generally been repeated in this guidance; users should refer to the LDP where the reasoned justification should be considered alongside the policy to inform the development proposal.

7.1.6 In respect of new residential development, Policy DM13 implements the guidance of TAN 12 (para 5.11.1) which states:

“For a successful residential area, the design of housing should be to establish a sense of place and community, with the movement network used to enhance these qualities, and to incorporate features of environmental sustainability”.

### 7.2 Development Management Policy - DM13 – Design and Resources

7.2.1 The full policy is shown below. Whilst Policy DM13 is relevant to all types of new development, this SPG concentrates and expands on the elements most relevant to new housing.

**Policy DM13 – Design and Resources**

**Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.**

**Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:**

- 1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.**
- 2. The development contributes towards the preservation of local distinctiveness and sense of place.**
- 3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council.**
- 4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.**
- 5. The layout of development creates attractive, safe places, supporting community safety and crime prevention.**
- 6. It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.**
- 7. It is inclusive to all, making full provision for people with disabilities.**
- 8. It incorporates adequate amenity land, together with appropriate landscaping and planting.**
- 9. The public rights of way network or other recreation assets listed in Policy SP7 (3) are enhanced and integrated within the layout of the development proposal; or appropriate mitigation measures are put in place where necessary.**
- 10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon.**  
  
**Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.**
- 11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.**
- 12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.**
- 13. It demonstrates a sustainable and efficient use of resources by including measures to achieve:**
  - i. Energy conservation and efficiency.**
  - ii. The supply of electricity and heat from renewable sources.**

- iii. **Water conservation and efficiency.**
  - iv. **Waste reduction.**
  - v. **The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits.**
- 14. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km<sup>2</sup> .**

7.2.2 **PART 2** of this Guidance sets out the recommended approach to meeting this policy on a criterion by criterion basis.

7.2.3 The following table demonstrates how the different elements of Policy DM13 work together to address the five key aspects of good design (see **Table 1**) set out in PPW10.

**Table 2: Showing how Policy DM13 integrates with the five key aspects (and objectives) of good design found in national planning policy**

PPW10 Aspects Of Good Design  LDP Policy DM13 Criterion:	Access and Inclusivity  	Character  	Community Safety  	Environmental Sustainability  	Movement  
Intro.para.		◆		◆	
1.		◆		◆	
2.		◆		◆	
3.		◆			
4.		◆			
5.	◆	◆	◆		
6.	◆	◆		◆	
7.	◆				◆
8.		◆	◆	◆	
9.	◆		◆		◆
10.	◆		◆		◆
11.		◆	◆		
12.			◆	◆	
13.				◆	
14.				◆	

## 7.3 Key Interrelated Policy Issues

### 7.3.1 Protection of Strategic Assets

7.3.1.1 The LDP protects a set of strategic assets under Policy SP7 (see **Appendix 4**) which includes land subject to environmental and historic designations, the Powys landscape and major recreational assets such as national trails, cycle networks and the public rights of way network. Policy SP7 is supported by Development Management (DM) and Topic Policies. The implementation of Policy DM13 cannot be undertaken without full regard to Policy SP7 and other parts of the Development Plan which are key to safeguarding the future well being of the county, in supporting a healthy environment and encouraging healthy lifestyles.

### 7.3.2 Built Heritage and the Historic Environment

7.3.2.1 Built and historic environment issues (protected by Policy SP7) are primarily being further addressed in the **Conservation Areas SPG** (January 2020) and the **Archaeology and Historic Environment SPGs** (April 2020). Listed Buildings legislation sits separately to the planning application process requiring a separate consenting regime. Cadw (the Welsh Government's historic environment service) maintain the list of buildings designated for their "special architectural or historic interest" and the Council have responsibility for making decisions on listed building consent for development works that affect the character of the listed building or works affecting the setting – the Council has a separate website:

<http://built-heritage.powys.gov.uk/index.php?id=5281&L=0>

7.3.2.2 Issues relating to the Historic Environment will be identified during site appraisal/analysis (see the design process flowchart in **Figure 1**).

### 7.3.3 Natural Heritage

7.3.3.1 The LDP has separate DM Policies protecting both the Natural Environment (biodiversity and geodiversity interests) (DM2) and Landscape (DM4) and readers are referred to the further guidance in the adopted [Biodiversity & Geodiversity SPG](#) supporting Policy DM2 and the adopted [Landscape SPG](#) supporting Policy DM4. Areas of land at high risk of flood are safeguarded from vulnerable development (DM5 Development and Flood Risk) and all development proposals must be planned with regard to making space for water (DM6 Flood Prevention Measures and Land Drainage) – **Land Drainage SPG** is due in April 2020.

7.3.3.2 Enhancement of biodiversity should be a goal for all planning applications. Enhancement is additional to any mitigation or compensation measures required as a result of the impact of the development. In terms of designing for biodiversity enhancement and the resilience of ecosystems, sometimes the simplest of measures can make an important contribution. Examples of measures that may be incorporated into the design of development are given in Table 5 of the [Biodiversity & Geodiversity SPG](#). For residential schemes these could include, for example, the provision of nesting/roosting boxes, incorporating garden access points for wildlife, improving habitat connectivity, restoring/protecting natural features within open green space, and planting native species. The ways in which enhancement can be achieved will vary from site to site and in scale and the Council therefore considers this on a case by case basis. Where a protected species or species of principal importance is involved, in addition to taking any necessary avoidance measures, mitigation or compensation, the opportunities for the enhancement of the habitat or features associated with that species should be explored.

7.3.3.3 Issues relating to Natural Heritage will be identified during site appraisal/analysis (see the design process flowchart in **Figure 1**).

7.3.3.4 Green infrastructure is increasingly being recognised as integral to the design process. Green infrastructure is the network of natural and semi-natural features, green spaces, rivers

and lakes that intersperse and connect places. Integrating green infrastructure is not limited to focusing on landscape and ecology, rather, consideration should be given to all features of the natural environment and how these function together to contribute to the quality of places (PPW10 para.3.8).

7.3.3.5 Developers may wish to consider the green infrastructure framework being pioneered by [Building with Nature](#). This comprises a set of benchmark standards (split into themes including wellbeing, water and wildlife) expected to assist with the planning and development of new places and communities by “addressing the gap between policy aspirations and practical delivery”. The standards are free to use and applicants can request the relevant User Guidance by contacting Building with Nature. The standards can be used to guide green infrastructure in any size of housing scheme although the current accreditation system is set up to assess housing schemes of 10 units or more.

### 7.3.4 Planning Obligations

7.3.4.1 Depending on scale, new residential development may meet the threshold for planning obligations (LDP Policy DM1) – open space provision, affordable housing provision and education contributions, Welsh language mitigation etc . Applicants should refer to the separate adopted SPG on [Planning Obligations](#) (October 2018).

7.3.4.2 Some obligations may impact on design/layout (e.g. including open space/play space/informal areas within developments of 10 plus units, making necessary highways improvements, or ensuring enough affordable homes of the type needed are provided). The separate legal requirement for SuDS (see para 15.123) may also impact on site layout and design but has the potential to be integrated with the open space provision. A separate SPG is due to be published on [Open Space](#) in April 2020.

7.3.4.3 Early consideration of relevant issues will ensure that the resultant scheme is able to address opportunities and constraints in the most practical, timely, appropriate and cost effective manner. Applicants are encouraged to take pre-application advice. Incorporating design changes later in the application process (or amending a planning permission after it has been granted) can be expected to lead to extra costs and delays.

## 8. The Design Process

8.1 The flowchart in **Figure 1** demonstrates a recommended design process which the Council has based on the latest guidance issued by the DCFW.

8.2 The DCFW process updates the three stage design process advocated in para 4.2.72 (R.J.) of the LDP comprising:

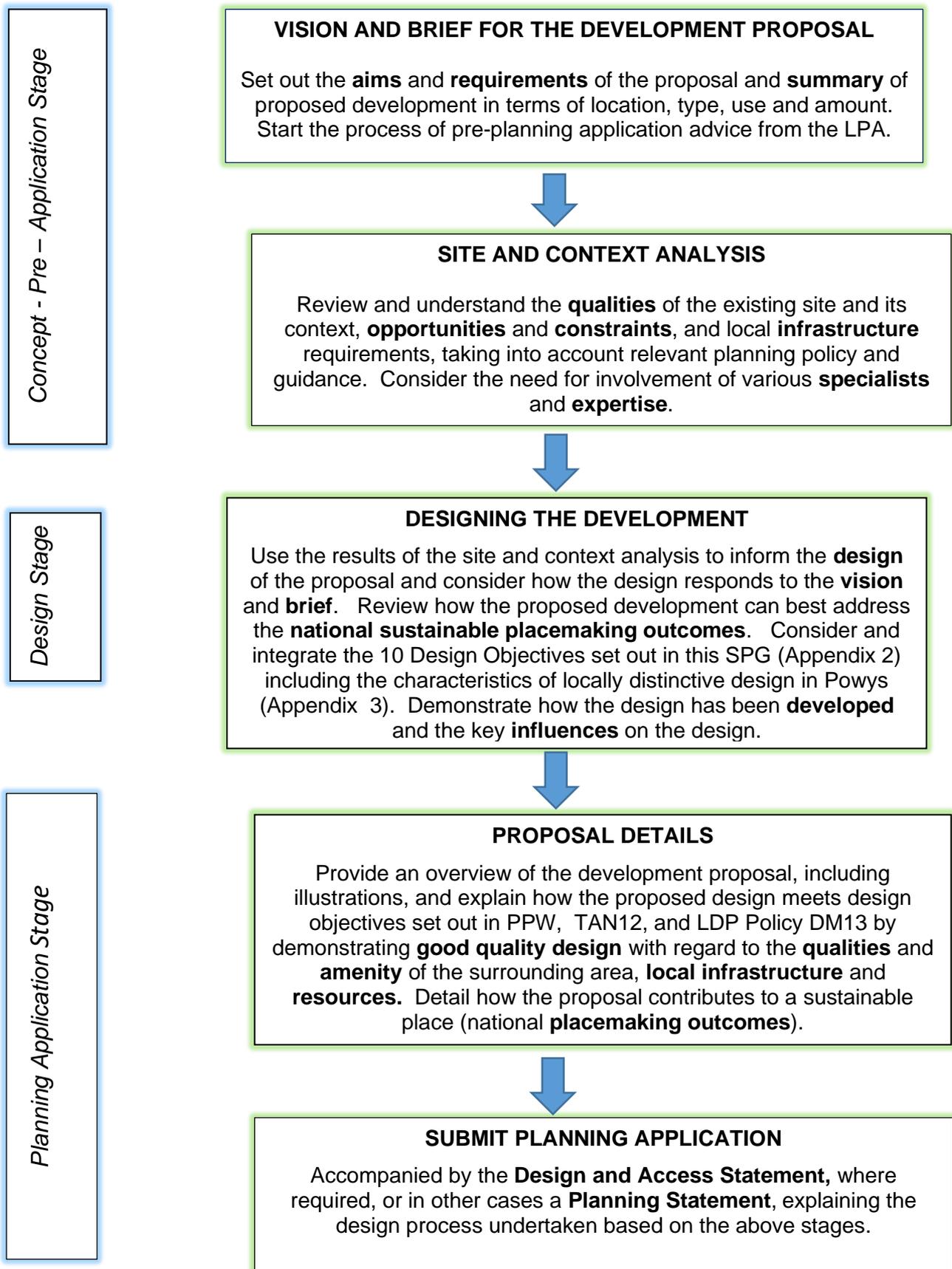
### **1. Site Appraisal; 2. Concept Plan; and 3. Detailed plans, drawings and design statements**

8.3 Design issues are integral to the development process. By considering the main design objectives there will be cross-over into other sections of the LDP. The LDP must be considered in its entirety in order to identify any separate but interrelated policies (some with their own SPG) for example on Landscape, Biodiversity, Flood Risk, Transport and Minerals Safeguarding that might influence a planning proposal. During the design process neither Site or Context Analysis or the DAS/Planning Statement are expected to repeat policies in full. Instead relevant policies should be identified and a brief summary provided of how the design proposals respond to each.

8.4 To best meet/demonstrate the latest national design objectives at the same time as fully considering Policy DM13, the Council recommends the process and stages set out in the flowchart. This also ensures that any accompanying Design and Access Statement (see Section 9) is more easily developed alongside the project's design process in order to capture the evolving decision-making. Depending on the results of site and context analysis and the Council's obligation to consider all relevant planning matters, at the planning application stage, the proposal may need to be accompanied by supporting information as outlined in **Table 3**.

8.5 Information/assessments are required upfront so that decision-makers are able to make an informed decision as to whether planning approval is appropriate and if so what planning conditions might be required to mitigate against adverse affects (an example of how assessments feed into decision-making is provided in the process chart for biodiversity, Appendix E of the adopted [Biodiversity & Geodiversity SPG](#)).

**Figure 1 - Design Process for a Residential Development Proposal**



**Table 3: Typical Supporting Information for a Planning Application**

<p><b>Typical Supporting Information:</b></p> <ul style="list-style-type: none"> <li>• flood consequences assessment;</li> <li>• transport assessment, travel plan;</li> <li>• waste management plan/natural materials management plan;</li> <li>• preliminary risk assessments (contaminated land)</li> <li>• sufficient information and assessments in respect of proposals likely to affect features of biodiversity or geological conservation interest present on the site or nearby, e.g. ecological survey, tree survey (see adopted Biodiversity &amp; Geodiversity SPG);</li> <li>• sufficient information and assessments in respect of impacts on the landscape and/or visual amenity potentially through formal Landscape and Visual Impact Assessment (LVIA) (see adopted Landscape SPG).</li> <li>• also within areas of Registered Landscapes of Historic Interest in Wales there may be a need for the Assessment of the impact of development on historic landscapes (ASIDOHL2).</li> <li>• a Welsh Language Action plan where development is situated in a Welsh Speaking Stronghold (Policy DM12).</li> <li>• Applications for Listed Building Consent for works to listed buildings and applications for Conservation Areas Consent involving demolition of buildings, walls, gates, railings or fences within a Conservation Area, will need to be accompanied by a Heritage Impact Statement (HIS). More information can be found in the Conservation Areas SPG.</li> <li>• The Council is also able to request further information in connection with other developments where the proposal is likely to have an impact on a designated historic asset. Further information on HIS can be found in CADW's best practice guidance – <i>Heritage Impact Assessment in Wales</i>.</li> <li>• A Design and Access Statement (DAS) may be a legal requirement. They are required for major developments and also for certain developments in a Conservation Area (see <b>Appendix 1</b> Flowchart).</li> <li>• For other applications the Council is able to request (under the design policies of the development plan) further information on design to assist with determining the application.</li> <li>• For large scale residential schemes (defined for this purpose as more than 150 homes or where the area of development is more than 5 hectares) the need for environmental impact assessment must also be assessed.</li> </ul>
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8.6 Appendix 1 of the LDP details housing sites of five or more units which have been allocated by the Plan. These sites are listed in Policy H2. Site constraints for housing land allocations (HA sites) have been initially assessed and the requirement for further information/surveys and potentially planning obligations in respect of these sites is likely to have been identified in the Issues Column of Appendix 1. This includes the possible requirement for

Habitats Regulations Assessment (HRA) in respect of the impact of proposals on European sites. Further guidance on this aspect is provided in the **Biodiversity & Geodiversity SPG**. Sites which had planning consent at the evidence base date (in 2015) are termed Housing Commitments (HC sites) – these will already have been investigated at the application stage but if the extant permission is not implemented, any renewal/resubmission will need to demonstrate compliance with up to date LDP policy and requirements including the potential need for new/updated information and surveys.

## 9. Design and Access Statements (DAS)

### 9.1

“Design and access statements allow applicants to demonstrate how they have appraised the physical, social, economic and policy context of the development, and how their choice of design principles and concepts takes that context into account”. (TAN12).

9.2 Since 2009, Design and Access Statements (DAS) have been mandatory to accompany certain planning applications and listed building consent applications. The flowchart in **Appendix 1** shows when a DAS is a legal (mandatory) requirement.

9.3 DAS are a communication tool. TAN12 explains that the DAS outlines how the design of the proposal has been considered from the outset of the development process and how the objectives of good design have been used to inform this. The full benefit of the DAS to developers, applicants, local communities and local planning authorities is explained in the formal guidance produced by the Welsh Government and Design Commission for Wales: *Design and Access Statements in Wales (April 2017)*.

9.4 Where a DAS is mandatory to accompany a planning application, the Development Management Manual (para 7.3.7) states it **MUST**:

- **explain** the design principles and concepts that have been applied to the development;
- **demonstrate** the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- **explain** the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account; and
- **explain** how specific issues which might affect access to the development have been addressed.

9.5 DASs or less formal Planning Statements provide the opportunity to explain how all the elements of land-use planning have been taken into account in the design process, including how the development responds to both national and local planning policy requirements.

## 10. Assessing Design Quality

10.1 All proposals for new residential development should be designed taking into account the guidance in this SPG and **applicants should demonstrate in their Planning Statement or DAS how the objectives of good design and the policy criteria of DM13 have been met.** Schemes should contribute positively to the national sustainable place-making outcomes. Schemes which do not address the issues of good design and which are considered to be of poor or average quality **will be refused** unless negotiations successfully lead to an acceptable improved design solution.

10.2 The Council may use BfL12 (see Section 6.2) to help assess the quality of planning applications and in the consideration of site-specific development briefs (see Section 11). [The Site & Context Analysis Guide \(2016\)](#) also contains guidance to assist LPAs in their assessment role.

10.3 The Council may involve the Design Commission for Wales to review housing development proposals, especially in larger schemes or in more sensitive locations, where it believes that the urban design issues would benefit from third party influence.

## 11. Development Briefs – What are they and when are they required?

11.1 Developers may choose to submit or be requested to submit a development brief for particular housing sites. The LDP (Appendix 2, pg 193) explains why some sites will need to be provided with a development brief.

**Development Brief:** A document, prepared by a local planning authority, a developer, or jointly, providing guidance on how a site of significant size or sensitivity should be developed. Site-specific development briefs are sometimes known as planning briefs, design briefs and development frameworks (*Wales Model Design Guide for Residential Development*).

The LDP Glossary contains a shorter definition: A statement outlining the general proposals and requirements for the development of a specific site including detailed design.

11.2 This requirement is enforced by LDP Policy H3 Criterion 3. (Housing Delivery). The Council encourages the use of Development Briefs in situations where there are complex and/or sensitive site issues that are best addressed by the early, inclusive and collaborative involvement of a number of stakeholders.

11.3 It is possible that a draft DAS (see Section 9) could usefully be the basis for pre-application discussions and for drawing up an agreed Development Brief.

11.4 Development Briefs are an important tool as they add more certainty to the planning process by “frontloading” of the issues , enabling solutions to be discussed and agreed with consensus between stakeholders at an early stage and thus reducing tensions later on in the process.

## 12. Place Plans – What are they and when do they apply?

12.1 Place Plans are discretionary and non statutory documents. They are most likely to be prepared at the initiation of the local community and may be led or co-ordinated, for example, by the Town or Community Council. The Welsh Government (in PPW10) see Place Plans as “a powerful tool to promote collaborative action to improve well-being and placemaking”. Planning Aid Wales are taking a lead in providing resources to help people who are interested in producing a Place Plan (<http://www.placeplans.org.uk/en/>).

12.2 Place Plans are drawn up with the involvement of local people and can look at a range of issues affecting the town/place. Some of these issues will link to land-use planning (e.g. affordable housing, heritage, locally distinctive design, sustainable construction, issues re: employment premises etc.), others may be of broader scope and linked to other agendas/plans (e.g. public transport, litter management, crime/anti-social behaviour, environmental initiatives, business improvement aims). Place Plans enable an opportunity to gather evidence and present it cohesively, arriving at action plans to address the issues. The land-use planning topics can be progressed as SPG.

12.3 To be adopted as SPG by the County Council, Place Plans must be in conformity with and support the delivery of LDP policies. Place Plans should be prepared with the aim of delivering local outcomes, helping build consensus and enabling buy-in within the wider development plan process. They might elaborate on sites already identified in a LDP and or they might look to identify other sites locally which conform with the LDP and seek to deliver new homes (or other planning opportunities) based on local knowledge and engagement beyond the broader scope of the County Council.

12.4 Place Plans should state which LDP policies are relevant to the issues/aspirations of the local community group/Town & Community Council and acknowledge that the LDP, as the statutory development plan, provides the over-riding framework under which the land-use actions identified in Place Plans can be pursued.

## 13. Pre-Application Procedures

13.1 The Planning (Wales) Act 2015 introduced pre-application requirements into the 1990 Town and Country Planning Act (the 1990 Act). These included a new statutory requirement for LPAs to provide pre-application services to applicants (Section 61Z1 of the 1990 Act) and a duty on applicants to carry out pre-application consultation with the community and specified consultees (Section 61Z of the 1990 Act) on major planning applications.

13.2 The Development Management section of the Council offer the pre-application advice enquiry (PPAE) service. Details can be found on the Council's website including the application form and fee structure.

13.3 TAN12 confirms that one aim of pre-application discussions should be to *identify the key design and access issues arising from a development proposal* at the outset. "The basis for discussions on design will have been set by relevant national and development plan policies and SPG. Discussions should focus on meeting objectives of good design and covering the topics to be addressed in the design and access statement. Planning officers should give a clear opinion as to whether the proposed design and access statement, vision and objectives are in accordance with policy and SPG. Issues of detailed design would not normally be addressed until later in this evolving process. Discussions should also highlight what information the local planning authority would require for outline planning applications".

13.4 Developers/applicants may wish to consider using BfL12 (see Section 6.2) to structure pre-application discussions on design.

13.5 The separate legal duty on applicants to carry out pre-application consultation means that it is not unusual for the local community to be made aware of the developers draft plans before the County Council. **This requirement currently applies to major planning applications which include **housing schemes of 10 or more dwellings or (where numbers of units are not yet specified) on sites of 0.5 hectares or more.**** Applicants are referred to the guidance document on the WG website - *Pre-application Community Consultation: Best Practice Guidance for Developers* (November 2017).

## PART 2: IMPLEMENTING DESIGN AND RESOURCES POLICY DM13

### 14. How to Interpret Policy DM13 alongside the 10 Design Objectives

14.1 **Table 4a** explains the links between the requirements of Policy DM13 (Criteria 1. to 14.) and the design objectives of this SPG (see Section 6.1) plus those of PPW10 (see **Table 2**) and the associated good practice principles set out in BfL 12 (see Section 6.2 and **Table 4b**).

Developers **MUST** have regard to the 10 objectives for good residential design set out in **Appendix 2** and **MUST ensure their proposal addresses all the relevant design objectives**. Developers are additionally RECOMMENDED to have regard to the Building for Life urban design principles.

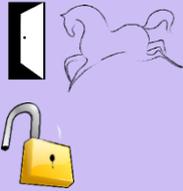
14.2 Once the relevant objectives and principles have been applied to the proposed development, developers should use the DAS or Planning Statement to communicate and explain what design responses are being made (see Design Process Flowchart in **Figure 1**).

14.3 To achieve an acceptable good quality design, applicants will need to show how the design of the new house or housing scheme meets the Plan's policy and reasoned justification, together with demonstrating how the development fits into the overarching Wales framework for sustainable placemaking (Figure 4, PPW10).

14.4 The next section, Section 15, analyses Policy DM13 in relation to residential design providing guidance and commentary on each of the 14 design and resources criteria.

**Table 4a: The linkages between Policy DM13 and the SPG Guidance**

LDP Policy	The 10 Design Objectives Adopted in this Residential Design SPG										Building for Life 12 Wales
<p><b>DM13 Criterion:</b></p> <p><i>(images refer Table 2, PPW design aspects)</i></p>	1. Natural Heritage	2. Compactness	3. Accessibility & ease of movement	4. Legibility	5. Character and context	6. Continuity and enclosure	7. Public Realm	8. Variety and Diversity	9. Adaptability	10. Resource Efficiency	<p><b>Residential Design Criteria/ Principles</b></p> <p><i>(see Table 4b):</i></p>
<p>Intro. para.</p> 	★				★					★	Principle 6
<p>1.</p> 	★	★	★		★						Principles 1, 5 and 6
<p>2.</p> 	★				★	★	★				Principle 5
<p>3.</p> 					★						Principles 5 and 6
<p>4.</p> 	★				★						Principle 6
<p>5.</p> 				★		★	★				Principles 7, 8, 9, 10 and 12

	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	
6. 								★	★		Principle 4
7. 			★								Principles 8 and 9
8. 							★				Principle 11
9. and 10. 			★								Principles 1, 2, 3, 7, 9 and 10.
11. 											Principle 6
12. 										★	
13. 										★	Principle 6
14. 										★	

**Table 4b: The themes and principles of the Building for Life (BfL12) Standards**

<b>BfL12 Wales</b>	
<b>Theme</b>	<b>Subject/Principle</b>
<b>INTEGRATING INTO THE NEIGHBOURHOOD</b>	<ol style="list-style-type: none"> <li>1. Connections</li> <li>2. Facilities and services</li> <li>3. Public Transport</li> <li>4. Meeting local housing requirements</li> </ol>
<b>CREATING A PLACE</b>	<ol style="list-style-type: none"> <li>5. Character</li> <li>6. Working with the site and its context</li> <li>7. Creating well defined streets and spaces</li> <li>8. Easy to find your way around</li> </ol>
<b>STREETS &amp; HOME</b>	<ol style="list-style-type: none"> <li>9. Streets for all</li> <li>10. Car parking</li> <li>11. Public and private spaces</li> <li>12. External storage and amenity space</li> </ol>

## 15. Detailed Analysis of Policy DM13 in Relation to Residential Design

### 15.1 DM13 (introductory paragraph):

**DEVELOPMENT PROPOSALS MUST BE ABLE TO DEMONSTRATE A GOOD QUALITY DESIGN AND SHALL HAVE REGARD TO THE QUALITIES AND AMENITY OF THE SURROUNDING AREA, LOCAL INFRASTRUCTURE AND RESOURCES.**

15.2 Powys has a rich diversity in the design, architectural styles and traditions of its residential buildings. A high quality of design in new dwellings will continue to protect and enhance this asset and underpin successful place making. Design solutions must consider all the different aspects which make up a dwelling, street and neighbourhood so that the new development makes a positive contribution to the local environment and provides homes which people want to live in.

15.3 TAN12 recognises that good design requires a collaborative, creative, inclusive, process of problem solving and innovation – embracing sustainability, architecture, place making, public realm, landscape, and infrastructure. **Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.**

15.4 In order to demonstrate a good quality design, the Council strongly recommends that a Design Process is followed (see Section 8) and that the process is recorded and communicated through the submission of a Design and Access Statement or a Planning Statement (see Section 9). A recommended Design Process is set out in **Figure 1**.

15.5 Once a brief and vision for the site has been considered, the first major step in the process is the site and area appraisal, using the process of **Site and Context Analysis**, which addresses what currently exists rather than what is proposed. Development which takes proper account of its context will have regard to the natural heritage of the site including its landscape and biodiversity value and to matters including built form and heritage, movement, infrastructure, culture and community.

15.6 A DAS is mandatory (a legal requirement) for some applications as shown in **Appendix 1**. Where a DAS is not mandatory the design process can be explained in a less formal document. The Council usually refers to such a document as a supporting Planning Statement. The primary purpose of either document is to explain the rationale behind a development scheme and the design decisions made (i.e. why it is what it is).

15.7 Good design offers holistic solutions. For example, improving the site's environmental credentials for the purposes of sustainable land drainage (and the water cycle) can provide multiple benefits such as improving visual amenity, giving people space to exercise or relax, supporting wildlife and enabling sustainable travel connectivity.

### 15.8

**In connection with this criterion, the Council recommends that developers consider BfL12 (see section 6.2) Principle 6 – Working with the site and its context.**

## 15.9 DM13 (cont.) and DM13 (1.):

**Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:**

**1. DEVELOPMENT HAS BEEN DESIGNED TO COMPLEMENT AND/OR ENHANCE THE CHARACTER OF THE SURROUNDING AREA IN TERMS OF SITING, APPEARANCE, INTEGRATION, SCALE, HEIGHT, MASSING, AND DESIGN DETAILING.**

15.10 The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations (PPW10, para.3.9).

**Area Appraisal:** An assessment of an area's land uses, built and natural environment, and social and physical characteristics.

**Character:** A combination of: the layout of buildings and streets, the height and appearance of the buildings; the amount and distribution of open space; and the density of a development.

15.11 Criterion 1 will be satisfied by the applicant following a design process which uses Site and Context analysis to determine the appropriateness of a development proposal in responding to its surrounding. Site and context analysis ensures that a development is well integrated into the fabric of the existing built environment.

**Site and Context Analysis:** A detailed analysis of the features of a site or area (including land uses, built and natural environment, and social and physical characteristics) which serve as the basis for formulating a design proposal, an urban design framework, development brief, design guide or other policy or guidance.

15.12 Welsh Government guidance is found in PPW10 para. 3.14:

*“The analysis process will highlight constraints and opportunities presented by existing settlement structure and uses, landscape, biodiversity, water environment, movement, infrastructure, materials and resources, soundscape and built form which will need to be considered when formulating proposals”.*

15.13 Site and context analysis is explained more fully in the Welsh Government practice guidance: – [“Site & Context Analysis Guide: Capturing the value of a site”](#). The practice guidance identifies the topics to be considered in the analysis process under four key categories (not all topics will be relevant to all proposals):

- **Culture & Community** – Site location – Planning context – Surrounding land & building use – Neighbourhood structure – Consultation & engagement – Socio-economics – Market analysis
- **Landscape** – Topography – Green & blue infrastructure – Ecology – Ground conditions – Microclimate
- **Movement & Infrastructure** – Road hierarchy & access – Public transport – Utilities & infrastructure
- **Built Form** – Urban form – History & archaeology – Building scale, height & density – Building character & building traditions

15.14 TAN12 notes that “In many cases an appraisal of the local context will highlight distinctive patterns of development or landscape where the intention will be to sustain character. However, appraisal is equally important in areas where patterns of development have failed to

respond to context in the past. In these areas appraisal should point towards solutions which reverse the trend”.

15.15 Where the proposed development is situated in an area which has a published character assessment, the design process should take account of this.

**Character Assessment:** An area appraisal identifying distinguishing physical features and emphasizing historical and cultural associations.

In Conservation Areas this document will be called a **Conservation Area Character Appraisal**.

15.16 Character is discussed in more detail in the next section DM13 Criterion 2.

15.17 Integrating new development into its surroundings includes making successful connections that enable linkages across the scheme and where appropriate into the existing neighbourhood to improve connectivity and contribute to a walkable neighbourhood. The appraisal and analysis of movement and infrastructure (see 15.13) should take account of any **network mapping** in connection with Active Travel. Advice can be obtained from the Council’s Travel Officer.

15.18 Well designed housing schemes will take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate.

15.19 In terms of siting, scale and massing developers **must** have regard to the target housing densities set out in Policy H4 of the LDP. These are applied to create more concentrated, cohesive and sustainable communities and to protect resources by making the most efficient use of land.

**Density** – The degree of concentration of dwellings in an area, usually expressed as the number of dwellings per hectare.

**Siting** – The location of a building within its plot. Siting may also refer to the relationship of the building within its wider setting.

**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 way they are combined. The concept is a difficult and ambiguous one: often the word is used simply as a synonym for “size”.

**Massing** – The combined effect of the height, bulk and silhouette of a building or group of buildings.

15.20

**In connection with this criterion, the Council recommends that developers consider BfL12 (see Section 6.2) Principle 1 – Connections, Principle 5 – Character and Principle 6 – Working with the site and its context .**

**15.21 DM13 (2.):****2. THE DEVELOPMENT CONTRIBUTES TOWARDS THE PRESERVATION OF LOCAL DISTINCTIVENESS AND SENSE OF PLACE.**

15.22 The Council aims to promote and reinforce local distinctiveness within Powys.

**Local Distinctiveness:** “The positive features of a place and its communities which contribute to its special character and sense of place”.

15.23 Proposals will be expected to be designed to respect and enhance the local distinctiveness of the area, particularly within areas recognised for their landscape, townscape, cultural or historic value, and areas where there is an established and distinctive design character. Developers should adopt sensitive and innovative design approaches and pay particular attention to local building materials and methods, and to the proportions and layout of historic buildings and features within the local context.

15.24 Different aspects of good design contribute to an overall sense of place. The elements that make up the character and context of a site create its innate sense of place but additional factors contribute. For example carefully designed enclosure and continuity of street frontage maximises opportunities for social interaction to create a stronger sense of place and a more recognisable identity.

15.25 Developers are sometimes criticised for building bland, non-distinctive homes in stereotypical layouts, arguably in response to a profit-led business model which dilutes good design. National planning policy, together with the role of the DCFW, seeks to address this across the industry and Policy DM13 supports this at the local level by providing an emphasis on good (high-quality) design. In assessing the design of proposals, the Council will discourage homogenised housing development (“any place, anywhere”) and seek development for Powys which contributes positively to the local area, preserving the distinctiveness of the town, village or rural surroundings in which the development is proposed.

15.26 Instilling an awareness of local character and distinctiveness will reverse the trend for homogenised housing styles. **Guidelines on locally distinctive design**, advising on the appropriate use of materials and design styles in new dwellings and extensions, included in the 2004 Residential Design Guide are being carried forward in this SPG. They are shown in **Appendix 3**. To inform the detailed design of new dwellings, developers should ascertain the characteristic design features of residential buildings in the settlement (or typical and traditional to that locality). **Appendix 3** includes a checklist for undertaking this type of Character Appraisal which should then inform the design decisions on detailing and appearance of the new build or extension.

**All planning applications for new housing must take account of the guidelines on Locally Distinctive Design and Design Detailing in Powys shown in Appendix 3, including the “general design guidelines” at point 13. Alternative design standards will only be acceptable where suitably justified and it is demonstrated that the design is appropriate to the site and locality.**

15.27 To assist in the process of identifying the special characteristics of townscape including historic character and value, the 2004 Residential Design Guide contained a number of area centre appraisals (area centres are now named as towns in the LDP) providing a general **character assessment** of each locality. These **Town Character Appraisals** are being retained to support the LDP. They are available in a separate accompanying document to this SPG.

15.28 12 towns in Powys have been assessed and appraisals are published for: Builth Wells, Knighton, Llandrindod Wells, Llanfair Caereinion, Llanfyllin, Llanidloes, Machynlleth, Newtown, Presteigne, Rhayader, Welshpool, Ystradgynlais.

15.29 The appraisals/assessments give brief histories of the area which help to explain the influences on the design and expansion of each settlement over time, and the key characteristics which contribute to the building tradition of the area. Settlement specific **design standards** have been included at the end of each appraisal.

**New housing proposed in any of the 12 towns that have an Appraisal should be designed taking account of the published guidelines and standards. Alternative design standards will only be acceptable where suitably justified and it is demonstrated that the design is appropriate to the site and locality.**

15.30 During the life of the LDP the Council expects to see the production of new (or revised) Character Assessments arising from Place Plan work at the local level (see Section 12) and/or other local design initiatives.

15.31 Where character assessments/appraisals have since been updated or newly produced (e.g. by the County Council perhaps in connection with a Conservation Area, or in a community's Place Plan or in characterisation work produced by a local Civic Society, Historic Buildings Trust or other equivalent body, the most up to date and locally specific guidance should also be taken into account. The Council will afford little weight to documents which have not undergone consultation, more weight to documents which have been through a formal consultation and engagement process with local stakeholders (including public involvement) and the greatest weight to those which have been fully adopted by the Council as SPG.

15.32 Failure to take appropriate account of the design standards discussed above including other locally relevant design guidance (e.g. adopted Place Plan content) is likely to result in an application being refused.

15.33 As discussed in **Part 1** of this SPG, placemaking is now integral to the planning system. Development which addresses the national placemaking outcomes (see para 5.1.4) will lead to well designed housing in the right locations creating well-balanced, sustainable and vibrant communities, places where people want, and can afford, to live.

15.34 The national placemaking outcomes recognise the importance of protecting distinctive and special **landscapes** and distinctive and special **historic environments** to maximise environmental sustainability.

15.35 The Council agrees that the special characteristics of the **landscape** and the **historic environment** are often key aspects of local distinctiveness. Both topics are covered by separate **Supplementary Planning Guidance** which should be considered during the design process. A separate SPG on **Conservation Areas** is also being published alongside this Residential Design SPG.

15.36

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see Section 6.2) Principle 5 – Character.**

**15.37 DM13 (3.):**

**3. ANY DEVELOPMENT WITHIN OR AFFECTING THE SETTING AND/OR SIGNIFICANT VIEWS INTO AND OUT OF A CONSERVATION AREA HAS BEEN DESIGNED IN ACCORDANCE WITH ANY RELEVANT ADOPTED CONSERVATION AREA CHARACTER APPRAISALS AND CONSERVATION AREA MANAGEMENT PLANS, OR ANY OTHER RELEVANT DETAILED ASSESSMENT OR GUIDANCE ADOPTED BY THE COUNCIL.**

15.38 Separate **SPG** on **Conservation Areas** is being published alongside this SPG. The two documents should be read in conjunction with each other to inform development proposals situated in or affecting a Conservation Area:

**Conservation Area:** Areas of special architectural or historic interest designated by local authorities under the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Conservation Area Character Appraisal:** A published document defining the special architectural or historic interest which warranted the area being designated.

15.39 Conservation areas in Powys can be viewed here -

<https://en.powys.gov.uk/article/5860/Conservation-area-boundaries>.

Due to their special status, in assessing any development proposal within a Conservation Area, special regard will need to be given to the impact that such a proposal would have on the character and appearance of the area. At the planning application (or pre-planning) stage, discussions, negotiations and the planning decision will be informed by consultation with the Council's Built Heritage Conservation Officer.

15.40 There are 55 designated Conservation Areas in the Powys LDP area. As these do not yet have published Conservation Area Character Appraisals, the **Conservation Areas SPG** concentrates on providing generic guidance on assessing character and designing appropriate development in the absence of Conservation Area Character Appraisals. It includes information sources to use in order to carry out site specific character appraisals.

**As explained in the **Conservation Areas SPG**, developers will be expected, in the absence of an adopted Conservation Area Character Appraisal, to undertake their own site specific character appraisal to inform development proposals which are within or affecting the setting of a conservation area.**

15.41 Permitted development rights (see **Part 3**) are generally more restrictive in Conservation Areas (<https://gov.wales/planning-permission-permitted-development-rights-householders>).

Additionally, some Conservation Areas in Powys are subject to an **Article 4 Direction**: A planning measure which takes away specific permitted development rights where the local planning authority considers it appropriate to control such development. You therefore need to check with the Council as to whether an Article 4 Direction is in place to determine whether a planning application is required and certainly check as a precaution before commencing any development work. The following link also holds information: <http://built-heritage.powys.gov.uk/index.php?id=5360&L=0>.

15.42

**In connection with this criterion, the Council recommends that developers consider BfL12 (see Section 6.2) Principle 5 – Character and Principle 6 - Working with the site and its context .**

**15.43 DM13 (4.):**

**4. THE DEVELOPMENT DOES NOT HAVE AN UNACCEPTABLE ADVERSE IMPACT ON EXISTING AND ESTABLISHED TOURISM ASSETS AND ATTRACTIONS.**

15.44 Tourism is one of the major economies in Powys. Criterion 4, together with the detail in Policy SP7 (shown in **Appendix 4**), seeks to secure compatible land uses which do not adversely impact on existing tourism provision and visitor (or resident) enjoyment of tourism assets. Tourism assets are those facilities/ services/attractions/characteristics which derive a direct income from tourism activity or which make a direct or indirect financial contribution to the overall tourism economy within the county.

15.45 It is important that new housing through its location, scale, siting and appearance does not erode the special characteristics on which the tourism industry is based within Powys (e.g. upland wilderness and tranquillity, the rural landscape, scope for outdoor pursuits, visually attractive/ multifunctional resources such as reservoirs, canals e.t.c.) or the special tourist attractions, services and facilities across the County (e.g. historic properties, visitor attractions, accommodation provision, features of visitor interest) which provide visitor or local appeal. This applies in all settings, from the Powys towns through to the deep rural countryside.

15.46 It is also important that the function and operation of such facilities and services should not be adversely impacted or impeded by new residential development. Where a proposed development has potential to impact upon a tourist attraction, service or facility it should be demonstrated and justified in the DAS (or Planning Statement) that there will be no resulting detrimental impacts.

15.47

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see Section 6.2) Principle 6 - Working with the site and its context .**

**15.48 DM13 (5.):****5. THE LAYOUT OF DEVELOPMENT CREATES ATTRACTIVE, SAFE PLACES, SUPPORTING COMMUNITY SAFETY AND CRIME PREVENTION.**

15.49 Local authorities are under a legal obligation (Crime and Disorder Act 1998) to consider the need to prevent and reduce crime and disorder in all decisions they take (PPW10). Nonetheless safe environments should not compromise on design quality.

15.50 TAN12 recognises that good design results in crime prevention – the way in which development is designed to protect property by allowing for natural surveillance; improving the community’s and individual’s safety by reducing conflicts in uses; and promoting a sense of ownership and responsibility. [Secured by Design](#) is a well established initiative which involves the police working with planners and those in the development industry to “design out crime” in a multitude of ways.

15.51 Good design of the public realm (the space that is accessible physically, visually and culturally to the public) ensures high quality, attractive and safe streets and spaces for all members of society. Designing safe and attractive places therefore includes consideration of the open space and amenity space within and/or nearby the development. The separate SPG on [Open Space](#) (supporting Policy DM3) is relevant as is DM13 Criterion 8 (discussed below).

15.52 The *Practice Guidance on Sustainable Buildings* (2014) identifies that **good site layout provides a framework for sustainable buildings and adds value to the spaces between them**. To help to maximise the sustainable benefits from the opportunities available the guidance recommends that developers holistically consider the following aspects of site layout:

- Network and hierarchy of routes
- Green infrastructure
- Enhancing biodiversity
- Site wide water management and drainage
- Connections to district heating networks
- Orientation and solar access
- Parking and transport
- Density

15.53 In creating attractive and safe places, It is important that developments are designed to make it easy for people to find their way around. This is known as legibility. Developers should aim to “*create a network of well defined streets and spaces with clear routes, local landmarks and marker features*” as these features mean that people will notice and remember them as it will be easier to retain a mental map of the place” (BfL12).

15.54 The design guidance in **Appendix 2** explains how **legible** development inputs into creating a positive image and “sense of place” and BfL12 standards also recognise how the design and position of buildings can create **well defined streets and spaces** which are essential to creating an attractive residential environment.

15.55 Good urban design means that streets are designed in a way that encourages low vehicle speeds, allowing the street to function as a social space. This principle also includes designing homes that offer both good natural surveillance (contributing to the safety and vitality of the street) and attractive well designed (detail, craftsmanship and build quality) frontages which enhance both the kerb appeal of the homes whilst contributing to a visually interesting street. The design of streets will need to comply with Manual for Streets and Active Travel Design Guidance (see Criterion 10.).

15.56 Sufficient and well-designed car parking also has an important impact on the attractiveness and safety of the street.

15.57 TAN12 (in Section 5.11) recognises that where and how cars are parked can be a major factor in the quality of a development and advises that vehicles should not be allowed to dominate the space or inconvenience pedestrians and cyclists, although the needs of disabled people to park near their dwellings should be acknowledged.

15.58 The external storage arrangement for bins, recycling stores, vehicles and cycles can, unless well-designed, adversely impact upon the quality of the street scene.

15.59

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see Section 6.2) Principle 7 - Creating well defined streets and spaces, Principle 8 - Easy to find your way around, Principle 9 – Streets for all, Principle 10 - Car parking and Principle 12 - External storage and amenity space.**

**15.60 DM13 (6.):**

**6. IT CONTAINS AN APPROPRIATE MIX OF DEVELOPMENT THAT RESPONDS TO LOCAL NEED, INCLUDES A FLEXIBILITY IN DESIGN TO ALLOW CHANGES IN USE OF SUBSEQUENT BUILDINGS AND SPACES AS REQUIREMENTS AND CIRCUMSTANCES CHANGE.**

15.61 Residential schemes, where sufficiently large, should provide a mix of tenures and property types to encourage the development of a diverse community with living opportunities for all members of society. Wherever possible there should be a mix of uses, and variety and choice in types of properties and places.

15.62 LDP housing Policy H3 requires that development provides a suitable mix of housing types and the Plan's Affordable Housing policies ensure that, in suitable circumstances, a proportion of new homes are secured as "affordable in perpetuity" for the benefit of local people who are not able to afford market housing to buy or rent in the area. Negotiations at the planning application stage will determine how many affordable homes are to be built and if homes are to be affordable homes for sale or rent (see [Affordable Housing SPG](#), October 2018).

15.63 Ensuring that a site has a range of dwelling sizes will provide for the housing needs of a wide cross-section of the population and will help to install a balanced community in the new neighbourhood. The Council will have regard to the comments made by the Housing Department/Affordable Housing Officer in determining planning applications and deciding upon whether the proposed development offers a suitable mix to meet the needs of a given locality. The Council will use evidence, including the findings of the Local Housing Market Assessment, in order to seek and secure the most appropriate range and mix of new housing for a site.

15.64 Developers are encouraged to consider whether there are opportunities to provide other uses, in addition to residential, that will make the development more self-contained, reducing the need for car use; and/or provide facilities and services (e.g. shops, offices, workspaces) that will make the local area more sustainable. Use can be mixed vertically as well as horizontally (e.g. consider residential above ground floor office use).

15.65 Given the ageing population of Powys coupled with the problems of housing supply and housing affordability including for first time buyers, the Council will look to ensure that developers have particular regard to the general need for more smaller homes (one and two bedroom including single storey designs) across the County. Developers are also encouraged to investigate the scope for specialist accommodation (e.g. for retirement and/or sheltered housing, assisted living, co-operative and community led housing schemes, live/work units, self-build opportunities etc).

15.66 In terms of flexibility, the **Lifetime Homes** concept is an industry standard (and a Welsh Government requirement for homes that have public funding) which centres on 16 design criteria to ensure that homes are built with design features which add to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

*"Lifetime Homes are all about flexibility and adaptability; they are not 'special', but are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes make the ups and downs of daily living easier to manage".* (Lifetimehomes.org.uk).

Developers may wish to follow the Lifetime Homes criteria as good practice.

15.67

**In connection with this criterion, the Council recommends that developers consider BfL12 (see Section 6.2) Principle 4 – Meeting local housing requirements.**

**15.69 DM13 (7.):**

**7. IT IS INCLUSIVE TO ALL, MAKING FULL PROVISION FOR PEOPLE WITH DISABILITIES.**

15.70 Development proposals **must** address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with younger children (PPW10 para. 3.6).

15.71 The Welsh Government guidance on Design and Access Statements (2017) has a useful section in [Appendix 2](#) which sets out the principles of inclusive design.

15.72 A development which offers good inclusive design will:

- Place people at the heart of the design process
- Acknowledge diversity and difference
- Accommodate all users
- Provide for flexibility in use
- Provide buildings and environments that are convenient, enjoyable and safe to use for everyone

15.73 The Lifetime Homes concept (see 15.66) is centred on providing residential development designed with flexibility and adaptability in mind to accommodate changing circumstances and ensuring that homes are accessible to all including anyone who's disabled.

15.74 Both the **Building Regulations** and the **Planning** regimes (including through Design and Access Statements - see 9.4) stipulate requirements for developers to design inclusive accessible development.

15.75

**In connection with this criterion, the Council recommends that developers consider BfL 12 (see Section 6.2) Principle 8 - Easy to find your way around and Principle 9 – Streets for all.**

**15.76 DM13 (8.):****8. IT INCORPORATES ADEQUATE AMENITY LAND, TOGETHER WITH APPROPRIATE LANDSCAPING AND PLANTING.**

15.77 All development proposals **should** incorporate an area(s) for **passive, informal recreation** appropriate to the scale and type of the proposal. Informal amenity areas within housing developments provide opportunities for communities to interact and meet and greet, passers by to stop and chat. They should be overlooked (natural surveillance) to increase security and avoid nuisance issues.

**Amenity:** The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

15.78 PPW10 para.3.6 recognises that good design can encourage people to meet and interact with each other, helping to address issues surrounding loneliness.

15.79 Well designed and appropriate landscaping and planting can contribute to biodiversity and environmental sustainability whilst supporting healthy and active lifestyles and improving the amenity value of a place and its surroundings.

15.80 In respect of housing developments of **10 or more** dwellings, developers **must** have regard to the provision of new (or potentially the improvement of existing) **Public Open Space** (Policy DM3) to serve the development. The Council's Open Space Assessment identifies existing provision for different categories of open space for towns and large villages. More detail is provided in the adopted [Planning Obligations SPG](#) (October 2018) and the [Open Space SPG](#).

15.81 Applicants are advised that Open Space should not be interpreted solely as Play Space and the different typologies for Open Space have an important role in offering multifunctional benefits, such as contributing to the green infrastructure network and/or providing for sustainable drainage whilst creating an attractive environment which promotes residents health and well being and improves quality of life.

15.82 In planning for amenity land or other open space provision, developers are expected to consider how the space can support green infrastructure. This is because elements of green infrastructure contribute to sustainable placemaking in a variety of ways including:

- Providing useable green space to encourage activity and healthy living
- Improving biodiversity and habitat connectivity
- Dealing with drainage and reducing surface water run-off
- Plants absorbing carbon dioxide
- Green spaces being used to enhance micro-climate, providing shading and evaporative cooling
- Identifying and protecting space for growing food
- Providing amenity space for social interaction and play to promote well-being

15.83 In designing landscaping, applicants should also consider opportunities for habitat creation such as:

- Creating **ponds** with gently sloping bank profiles to encourage colonisation by native flora and fauna
- Increasing **tree planting** with native species.
- Creating **hedges** on banks to act as natural boundary treatments.

15.84

**In connection with this criterion, the Council recommends that developers consider BfL12 (see Section 6.2) Principle 11 – Public and private spaces.**

**15.85 DM13 (9.) and DM13 (10.):**

**9. THE PUBLIC RIGHTS OF WAY NETWORK OR OTHER RECREATION ASSETS LISTED IN POLICY SP7 (3) ARE ENHANCED AND INTEGRATED WITHIN THE LAYOUT OF THE DEVELOPMENT PROPOSAL; OR APPROPRIATE MITIGATION MEASURES ARE PUT IN PLACE WHERE NECESSARY.**

**10. THE DEVELOPMENT HAS BEEN DESIGNED AND LOCATED TO MINIMISE THE IMPACTS ON THE TRANSPORT NETWORK - JOURNEY TIMES, RESILIENCE AND EFFICIENT OPERATION - WHILST ENSURING THAT HIGHWAY SAFETY FOR ALL TRANSPORT USERS IS NOT DETRIMENTALLY IMPACTED UPON. DEVELOPMENT PROPOSALS SHOULD MEET ALL HIGHWAY ACCESS REQUIREMENTS, (FOR ALL TRANSPORT USERS), VEHICULAR PARKING STANDARDS AND DEMONSTRATE THAT THE STRATEGIC AND LOCAL HIGHWAY NETWORK CAN ABSORB THE TRAFFIC IMPACTS OF THE DEVELOPMENT WITHOUT ADVERSELY AFFECTING THE SAFE AND EFFICIENT FLOW OF TRAFFIC ON THE NETWORK OR THAT TRAFFIC IMPACTS CAN BE MANAGED TO ACCEPTABLE LEVELS TO REDUCE AND MITIGATE ANY ADVERSE IMPACTS FROM THE DEVELOPMENT.**

15.86 Criteria 9. and 10. can be considered together as both relate to transport and travel. Criterion 9. aims to ensure that Powys' strategic recreational assets are protected whilst the benefits they offer towards sustainable infrastructure and active travel are utilised and maximised. Criterion 10. concerns the efficiency and safety of our highways which should not be compromised by new development.

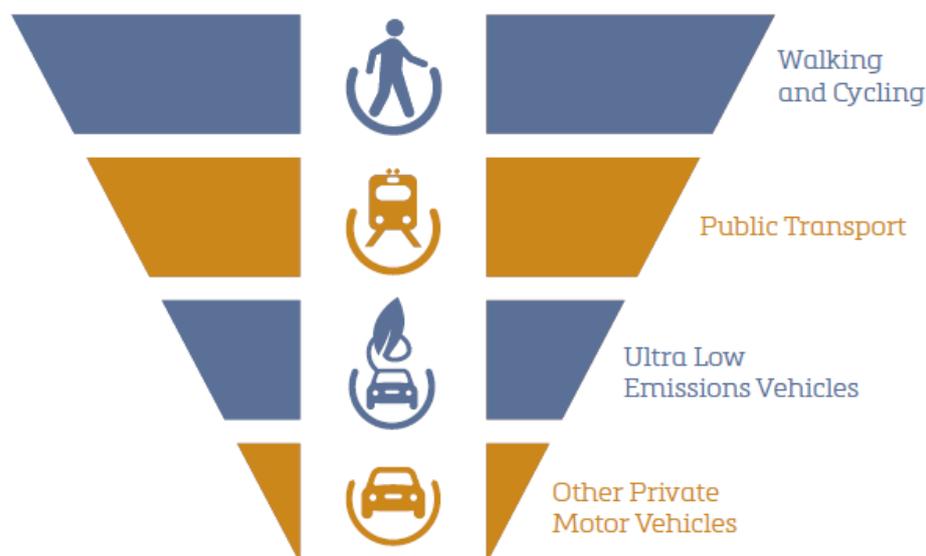
15.87 Highway safety will be a major determinant of an acceptable scheme and in many cases will impact upon design and layout. The LDP has separate transport policies to be considered alongside DM13. Policy T1 (Transport – Travel, Traffic and Transport Infrastructure) should be read in conjunction with Policy DM13, including the R.J. to DM13 at 4.2.80 – 4.2.83.

15.88 The Highways Authority response on planning applications or pre-application planning enquiries will be guided by the following documents (or any revision/ replacement):

- Manual for Streets 1 & 2
- CSS Wales Parking Standards
- PCC Highway Design Guide
- Active Travel Design Guidance

15.89 The **Sustainable Transport Hierarchy** of national planning policy (Figure 8 of PPW - **Figure 2** below) aims to prevent car-dependent developments in unsustainable locations, and **supports** the delivery of **schemes** located, designed and supported by infrastructure **which prioritises access and movement by active and sustainable transport**. Formally introduced into land-use planning by PPW10, all new development **MUST** take account of the Hierarchy which prioritises **walking, cycling and public transport** ahead of the private motor vehicle. It is a key principle to be taken into account in both preparing development plans and in the consideration and determination of planning applications.

15.90 Active Travel can be facilitated by new developments which are carefully designed to ensure "efficient lines" are created through a development integrating new pathways with existing and potential off-site links, for example providing footpath/cycleway links, stiles, gates, bridges, signposting etc. In some cases it will be appropriate for this to be achieved through the enhancement of the existing PROW network. The Council's network mapping of Active Travel routes includes both Existing (ERM) and aspiration (INM) routes. Site development proposals/layout/ suitability may be affected by network mapping and if so, the Planning response will be informed by discussions with the Council's Travel Officer.

**Figure 2 - The national sustainable transport hierarchy for planning**

15.91 Design and Access Statements (or supporting Planning Statements) can be used to show how the design of a scheme has responded to the hierarchy as well as demonstrating how the design of streets has responded to urban design principles.

15.92 Welsh Government stress that rigid design standards are not appropriate if they lead to poor quality residential design and instead require that “planning authorities must ensure the design of streets contributes to the creation of high-quality places, which will require a multi-disciplinary approach, and should challenge development proposals with standardised, prescriptive, engineering-focussed, risk-adverse street design” (PPW10 para. 4.1.22). The design of new or enhanced streets should therefore respond to urban design principles, including those in Manual for Streets and the Active Travel Design Guidance.

15.93 Active Travel Design Guidance is statutory and complements the Active Travel Act. The guidance sets out the standards expected of new and improved active travel infrastructure in Wales, including related facilities, and the considerations to be taken into account when choosing the design solutions for particular routes and sites. It also sets out effective approaches to planning walking and cycling networks and includes audit tools to assess existing infrastructure and future routes for their suitability. The network mapping of existing and aspiration Active Travel routes may impact upon the suitability of a site for development and/or inform the type of infrastructure provision or improvements requested by the Council.

15.94 At the planning application (or pre-planning) stage, the planning decision will be informed by consultation with the Council’s Highways and Travel Officers. Requisite highways improvements are most often controlled by planning conditions. Off site works usually need to be secured by planning obligation.

15.95 Allocated housing sites may already have identified highways issues – The details in Appendix 1 of the LDP should be checked.

15.96 The design of development should be such that it encourages residents to both reduce car dependency and make use of sustainable travel opportunities and recreational provision in support of healthy active lifestyles. BfL Principle 2 (Facilities and Services) asks developers to provide “access for all” and encourage walking, cycling or using public transport to reach community facilities where they are locally available. Good design improves the quality of connections rather than creating barriers and wherever possible developers should provide safe, convenient and attractive routes between homes and public transport routes to encourage it’s use.

15.97 Ultra Low Emission Vehicles (ULEV) are prioritised above other private motor vehicles in the transport hierarchy. Therefore ULEV charging should always be considered within new residential development. Developers may be keen to voluntarily provide their homes with these facilities for reasons of future-proofing which may also increase sales interest.

15.98 In accordance with PPW10 (4.1.42) “The provision of ULEV charging points should be planned as part of the overall design of a development. Charging points must not cause an obstruction to walking or cycling, should be resistant to vandalism, and located where there is good lighting and natural surveillance”.

15.99 It is of note that in the case of new **non-residential** development the Welsh Government now expect Council's to seek a minimum of 10% car parking spaces with ULEV charging points.

15.100 The Council can require new/improved infrastructure provision by means of planning obligation where the legal tests for seeking an obligation are met. See Policy DM1 and the [Planning Obligations SPG](#). This may include improvements in respect of Active Travel routes in support of the Sustainable Transport Hierarchy.

**In connection with this criterion, the Council recommends that developers consider BfL12 (see section 6.2) Principle 1 - Connections, Principle 2 – Facilities and services, Principle 3 – Public Transport, Principle 7 – Creating well defined streets and spaces, Principle 9 – Streets for all and Principle 10 – Car parking.**

**15.101 DM13 (11.):**

**11. THE AMENITIES ENJOYED BY THE OCCUPANTS OR USERS OF NEARBY OR PROPOSED PROPERTIES SHALL NOT BE UNACCEPTABLY AFFECTED BY LEVELS OF NOISE, DUST, AIR POLLUTION, LITTER, ODOUR, HOURS OF OPERATION, OVERLOOKING OR ANY OTHER PLANNING MATTER.**

15.102 The creation and promotion of healthier places is one of the key national sustainable place making outcomes.

15.103 At the individual level, houses should be designed to ensure that there are no adverse effects on privacy and amenity.

The **design standards** in the **householder** section (**Part 3**) in respect of the amenity, privacy and overlooking criteria should be applied to all proposed housing development (see adopted Guidance Note 2 and 2a, e.g. minimum distances of separation, design to prevent overshadowing/overbearing impact on neighbouring homes).

15.104 It is recognised that poorly planned bins and recycling stores can cause problems for residents and detract from the quality of the street scene. The BfL 12 principles recommend that storage for bins and recycling items should be carefully planned so as to be convenient and fully integrated.

15.105 In terms of nuisance issues such as noise, dust, odour and air pollution, at the planning application (or pre-planning) stage, the planning decision will be informed by consultation with the Council's Environmental Health Department.

15.106 Developers may enrol with the voluntary "considerate constructors scheme" standards to show their commitment to reducing nuisance/inconvenience during the building phase of new housing. Furthermore, the Royal Town Planning Institute have published practice guidance on "[Planning for Construction Safety](#)" in response to issues surrounding safety and congestion from construction traffic.

15.107

**In connection with this criterion, the Council recommends that developers consider BfL12 (see Section 6.2) Principle 6 – Working with the site and its context.**

**15.108 DM13 (12.):****12. ADEQUATE UTILITY SERVICES EXIST OR WILL BE PROVIDED READILY AND TIMELY WITHOUT UNACCEPTABLE ADVERSE EFFECT ON THE SURROUNDING ENVIRONMENT AND COMMUNITIES.**

15.109 This criterion will mainly be addressed early in the site analysis and design process as utility services will be an essential requirement for any new home. In determining planning applications the Council will have regard to the comments which arise from public and statutory consultation including those received from water and sewerage undertakers and from Natural Resources Wales as well as comments from the Council's Environmental Health team.

15.110 Utility providers forward plan on a rolling basis using evidence from the adopted plan (i.e. the housing land allocations) and by recording other sites with a "live" planning permission. Upgrades required to public infrastructure (e.g. waste water treatment works) are identified and phased by the providers but these may need to be constructed and ready before a development is deemed acceptable for planning permission to ensure that new development is timed appropriately in accordance with the available infrastructure provision. Alternatively, when granting permission, the Council may use planning conditions to ensure that housing delivery is phased to accord with infrastructure availability. Where infrastructure constraints of this nature are known for the LDP allocated sites, they are detailed in Appendix 1 of the Plan. In relevant circumstances the Council may use Policy DM1 (Planning Obligations) to secure essential infrastructure to serve the proposed site – see the separate [Planning Obligations SPG](#).

15.111 In the case of non-mains foul drainage, which should occur only where connection to the main sewer is not feasible, the Council's Environmental Health Officers will advise on acceptability in accordance with the criteria set out in relevant guidance (currently Welsh Government Circular CIR 008/2018 - *Planning requirements in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants*) concerning effects on the environment, amenity and public health in the locality.

15.112 In assessing provisions for sewerage, the Council will expect developers to comply with the hierarchy set out in the Circular which provides for:

1. firstly, a presumption for foul drainage discharging into a public sewer;
2. secondly, where the Council is satisfied that connection to a public sewer is not feasible taking into account cost and/or practicability, a presumption for a package sewage treatment plant;
3. thirdly, a system incorporating a septic tank(s) **only** where the above options are clearly demonstrated by the developer as not feasible taking into account cost and/or practicability;
4. and finally, cesspools which are not a sustainable, long term solution for sewage provision and are last in the hierarchy for consideration.

15.113 Developers are expected to discuss proposed sewage disposal arrangements for a development **before** a planning application is made, Circular 008/2018 advises that discussions should take place with the Council (planning authority), Natural Resources Wales and the sewerage undertaker.

15.114 In designing private sewerage treatment solutions, developers should request a "**Drainage Field Siting and Percolation Test Calculation Form**" from the Council's Environmental Health department. This process involves percolation tests which **must** be undertaken to prove the site's suitability at the pre-application stage. Failure to supply the required details will mean that a planning decision cannot be made in the absence of the relevant information and the risk of a planning refusal on the grounds of insufficient information.

**15.115 DM13 (13.):****13. IT DEMONSTRATES A SUSTAINABLE AND EFFICIENT USE OF RESOURCES BY INCLUDING MEASURES TO ACHIEVE:**

- i. ENERGY CONSERVATION AND EFFICIENCY.**
- ii. THE SUPPLY OF ELECTRICITY AND HEAT FROM RENEWABLE SOURCES.**
- iii. WATER CONSERVATION AND EFFICIENCY.**
- iv. WASTE REDUCTION.**
- v. THE PROTECTION, WHERE POSSIBLE, OF SOILS, ESPECIALLY IMPORTANT CARBON SINKS SUCH AS THICK PEAT DEPOSITS.**

15.116 Criterion 13. seeks to secure sustainable residential design. As recommended by TAN12, developers are referred to the [WG Practice Guidance on Planning for Sustainable Buildings](#) (July 2014). The publication is available on-line through the Welsh Government and DCFW websites. This guidance summarises the benefits of good sustainable design as including:

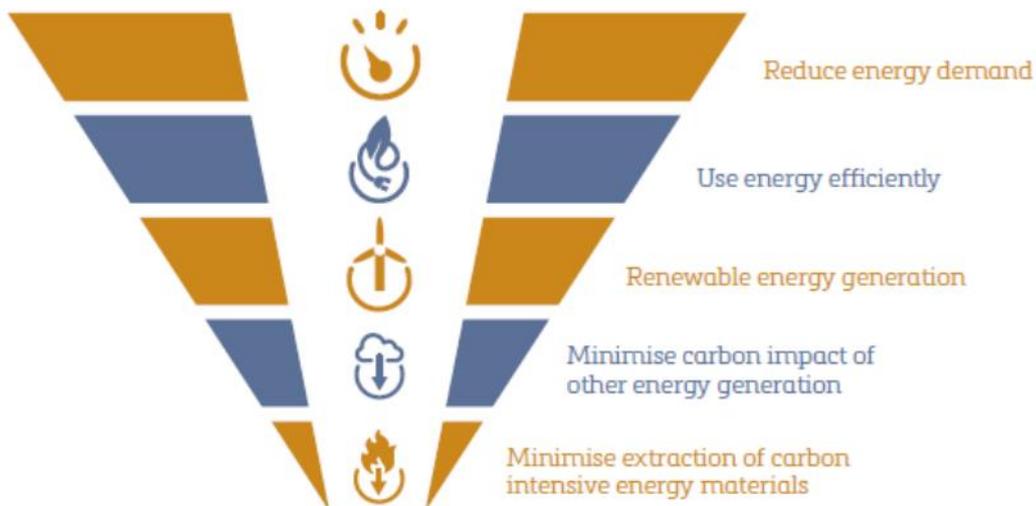
- Efficient use and management of materials and natural resources
- Long life buildings which cost less to maintain and hold their value
- Good energy performance which reduces consumption, wasted energy, expensive bills and running costs for businesses and residents alike
- Good, comfortable places to live and work which support well-being and aid workforce productivity
- Healthcare environments where patient experience is better and recovery times are faster
- Education environments that enhance learning outcomes
- Good homes, neighbourhoods and green spaces that support quality of life, well-being and public health
- Improved biodiversity and landscape networks
- Greater access to green infrastructure which encourages healthy, active lifestyle
- Excellent development practice which is good for business and property values

15.117 Housing may be built to recognised Eco-homes standards in the industry. The general term ecohome can encompass a number of different house types/construction methods or sustainable housing design but means essentially that the dwelling by design and construction minimises its environmental impact.

15.118 National planning policy also supports low-impact **One Planet** homes (more information can be found in TAN6) as an exception to general house building policy. These are unique to Wales. One Planet homes must be zero carbon in construction and use and prove that they will have a reduced ecological footprint.

15.119 All new development is expected to mitigate the causes of climate change in accordance with the **energy hierarchy** for planning (Figure 9 of PPW10 - **Figure 3** below). To support the hierarchy, PPW10 para.5.8.3 advises that **sustainable building design principles should be integral to the design of new development**. Development proposals should:

- Mitigate the causes of climate change, by minimising carbon and other greenhouse gas emissions associated with the development's location, design, construction, use and eventual demolition; and
- Include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change

**Figure 3 - The national energy hierarchy for planning**

15.120 It is Welsh Government policy to secure zero carbon buildings and whilst the country moves towards these the Government continues to promote a range of low and zero carbon technologies. PPW10 para.5.8.1 clarifies that the planning system should **support new development** that has **very high energy performance, supports decarbonisation, tackles the causes of climate change and adapts to the current and future effects of climate change.**

15.121 **Building Regulations** stipulate various energy and resource efficiency measures. PPW10 para.5.8.6 reminds developers to take into account future requirements for carbon reduction in new buildings, as a result of changes to Building Regulations in Wales, when designing their schemes. Being mindful of any future changes will ensure design aspects of requirements are considered as early as possible. Other Building Regulations requirements, for example the mandatory requirement for automatic fire suppression systems in Wales, must also be considered early in the design stage.

15.122 The separate adopted [SPG on Renewable Energy](#) (April 2019) contains guidance on renewable energy opportunities for district heating and on micro-generation (which may benefit from domestic permitted development rights).

15.123 In terms of water conservation and management issues, since January 2019, **all new developments of more than 1 house or where the construction area is of 100m<sup>2</sup> or more require sustainable drainage** to manage on-site surface water. Surface water drainage systems (SuDs) **MUST** be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. The primary legislation is found in Schedule 3 of the Flood and Water Management Act (FWMA) 2010.

15.124 PPW10 confirms the provision of SuDS must be considered as an *integral part* of the design of new development and considered at the *earliest possible stage* when formulating proposals for new development. Design for *multiple benefits* and *green infrastructure* should be secured wherever possible.

15.125 Schemes **must** be SuDs approved before development commences. For schemes in Powys, the Council are the SuDs Approval Body although the system is not managed by the planning department. Further guidance is available from:

<https://en.powys.gov.uk/article/5578/Sustainable-Drainage-Approval-Body-SAB>

15.126 Early consideration of SuDs is essential to ensure that the development, when designed with SuDs in mind, meets the test of high quality design and that all the relevant issues are looked at holistically. The [Land Drainage SPG](#) (April 2020) will offer further guidance.

15.127 Water companies encourage the use of SuDs in new developments to manage surface water and recommend that wherever possible on brownfield sites, the re-development should include the separation of surface water from the combined sewerage system.

15.128 In terms of water efficiency, to reduce overall domestic water consumption, developers should consider installing water efficient fittings in all areas of the property (kitchen, bathrooms and shower rooms, supplying external water butts etc). Water companies can provide recommendations and may offer incentives to developers who build properties designed to consume less than the maximum volume of water per person per day specified in Building Regulations.

15.129 In terms of waste reduction and waste management, developers should have regard to advice in PPW10, including Section 5.12 (Design Choices to Prevent Waste).

15.130

**In connection with this criterion, the Council recommends that developers consider BfL12 (see Section 6.2) Principle 6 – Working with the site and its context.**

**15.131 DM13 (14.):**

**14. INVESTIGATIONS HAVE BEEN UNDERTAKEN INTO THE TECHNICAL FEASIBILITY AND FINANCIAL VIABILITY OF COMMUNITY AND/OR DISTRICT HEATING NETWORKS WHEREVER THE DEVELOPMENT PROPOSAL'S HEAT DEMAND DENSITY EXCEEDS 3MW/KM<sup>2</sup> .**

15.132 This criterion has not been considered further in this SPG as it is addressed in the Plan's R.J. (4.2.92-4.2.95) and supported by **Section 7.10** in the adopted [Renewable Energy SPG](#) (April 2019).

## **PART 3: GUIDANCE ON HOUSEHOLDER DEVELOPMENT**

### **16. Householder development and householder permitted development rights**

16.1 An existing single home can often **be altered or extended** under householder permitted development rights (enabling development without the requirement for a planning application). Guidance can be found on the Welsh Government website at:

<https://beta.gov.wales/planning-permission-permitted-development-rights-householders>

16.2 Unless the proposed development is classed as permitted development, a planning application will be required. Development that requires a Householder Planning Application should be designed taking into account the following attached design guidance:

<b>Guidance Note 1:</b>	<b>Understanding your house and area</b>
<b>Guidance Note 2/2a:</b>	<b>Extensions and conservatories</b>
<b>Guidance Note 3:</b>	<b>Garages and outbuildings</b>
<b>Guidance Note 4:</b>	<b>Dormer windows and rooflights</b>
<b>Guidance Note 5:</b>	<b>Boundary Treatments</b>
<b>Guidance Note 6:</b>	<b>Planting</b>
<b>Guidance Note 7:</b>	<b>Providing for access and parking</b>
<b>Guidance Note 8:</b>	<b>Raised platforms</b>
<b>Guidance Note 9:</b>	<b>Resource efficiency</b>
<b>Guidance Note 10:</b>	<b>Crime prevention</b>

16.3 Household­ers exercising their permitted development rights may also find the principles in the guidance notes helpful.

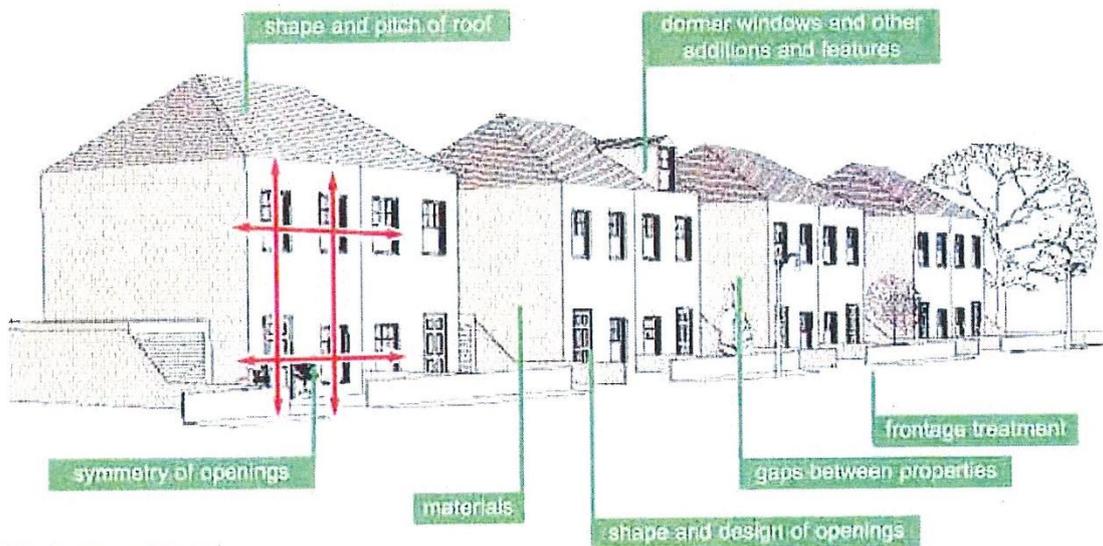
# [guidance notes]

- 1 **understanding your house and area**
- 2 **extensions and conservatories**
- 3 **garages and outbuildings**
- 4 **dormer windows and rooflights**
- 5 **boundary treatments**
- 6 **planting**
- 7 **providing for access and parking**
- 8 **raised decks and balconies**
- 9 **resource efficiency**
- 10 **crime prevention**

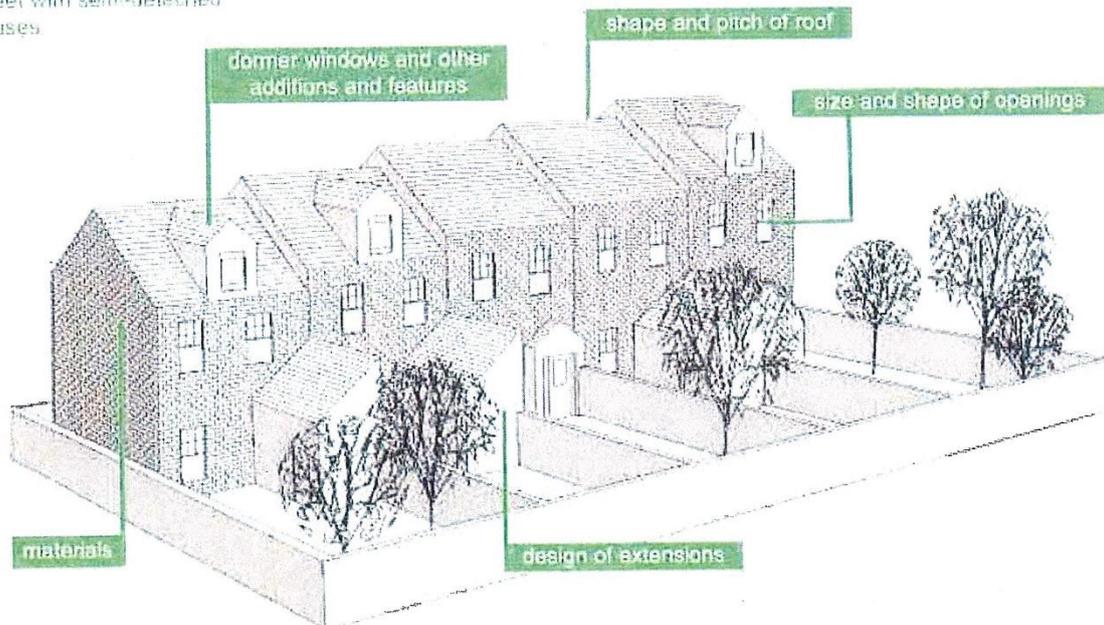
# guidance note 1

## understanding your house and area

One purpose of the planning system is to safeguard the existing qualities of buildings and streets. Extensions and alterations should be designed to complement the character of your property and street or area. To achieve this you need to understand the character of your property and area. In particular you should consider how your proposals will fit in with the characteristics shown on the drawings below.



above: frontage of typical street with semi-detached houses



above: rear view of typical terraced street

# guidance note 2

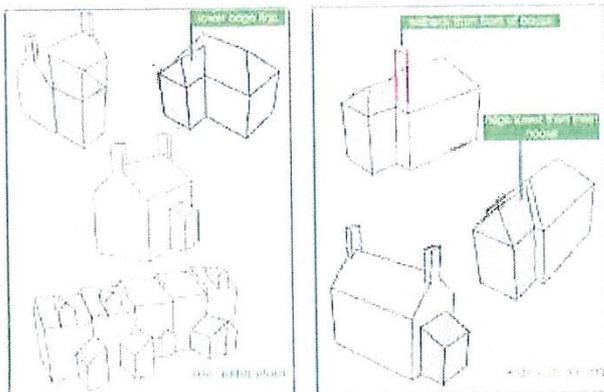
## extensions and conservatories

An extension or conservatory is likely to be the most significant change you will want to make to your property. If poorly designed, it will affect your property, neighbours and street.

### The size, shape and position of extensions and conservatories

Key principles to consider when considering the size, shape and position of your extension are set out below. Front extensions will only be allowed where the context is appropriate e.g. if your house is set in large grounds or there are already such extensions in the street.

- the extension or conservatory should not normally dominate your house. As a general rule all extensions should be smaller than the original property, and with the exception of front porches they should be located to the rear or the side of the property, although the context and quality of the existing house and proposed extension will be taken into account;
- where possible, the roof pitch of the extension should be similar to that of the house;
- flat roof side extensions will not be permitted. Roofs should complement that of the original dwelling in terms of material and pitch.
- where possible the extension or conservatory should leave a reasonable space around the house and an adequate area of garden;
- on corner plots extensions or conservatories need to respect the street scene and have suitable boundary treatments;
- Depending on the type of extension proposed, there may be a need to provide off-street parking or where an existing off-street parking space is replaced as a result of an extension, or the conversion of a garage, there will be a need to provide replacement parking within the front curtilage of your property. Further information can be found in guidance note 7.



## Avoiding over-shadowing of and overbearing impact on adjoining houses:

Extensions and conservatories should not cast large shadows over, or have an overbearing impact on, a neighbour's house or garden. As a general rule single storey extensions on the common boundary and near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 metres, whilst two-storey extensions on the common boundary should be no longer than 2 metres at first floor.

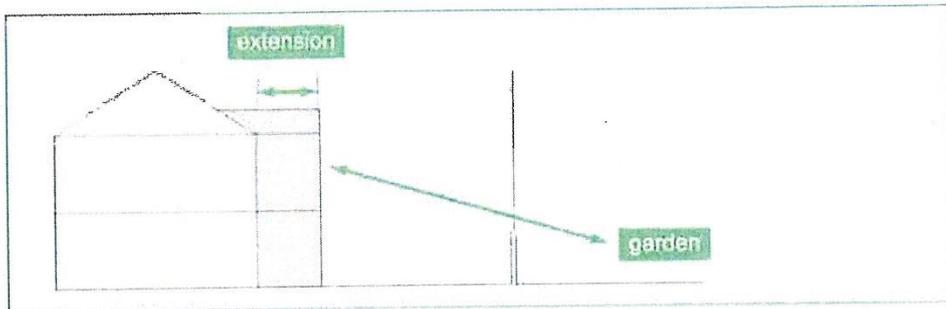
A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom, and dining room.

Those limitations can be exceeded depending on the context of the proposed extension such as:

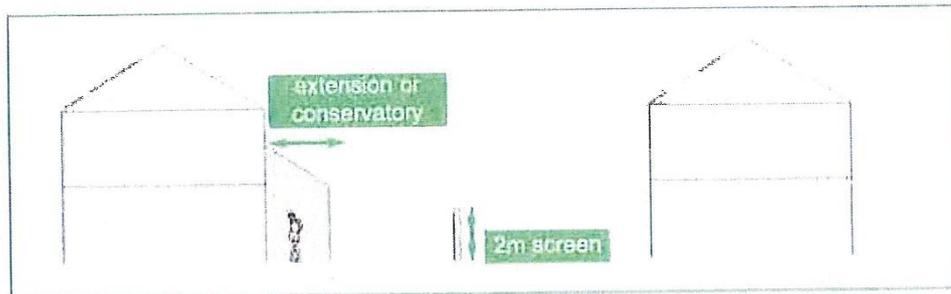
- The orientation of the houses
- The location of any windows in the neighbouring houses, and the rooms that they serve
- Existing extensions at neighbouring properties
- The location of any outbuildings
- Where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property
- The size of the garden where the extension is being built

## Privacy and overlooking:

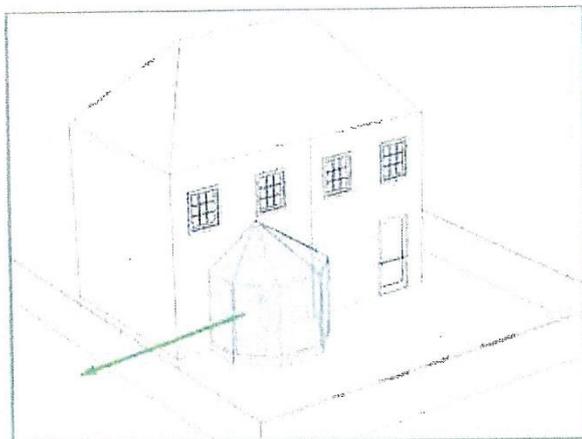
Extensions should not significantly reduce the privacy of neighbouring houses or gardens. If habitable rooms such as bedrooms, living rooms, studies or kitchens are proposed on the first floor or above, care should be taken to avoid direct overlooking from windows and balconies particularly where the extension is close to the boundary. In some cases such as sloping sites, care should be taken to avoid overlooking from ground floor extensions.



Overlooking of a neighbour's garden can be avoided by ensuring an adequate separation distance



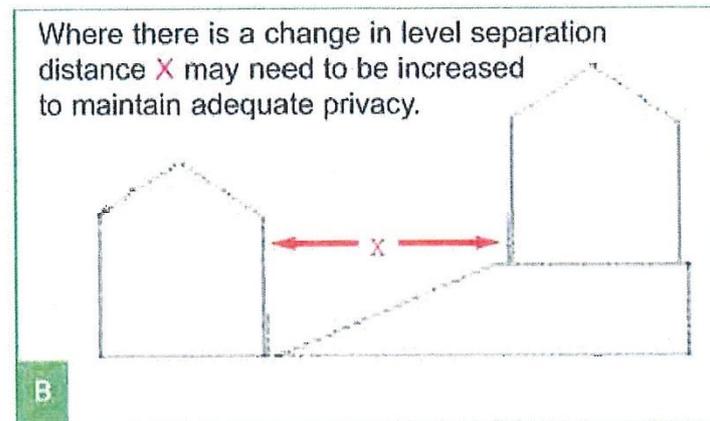
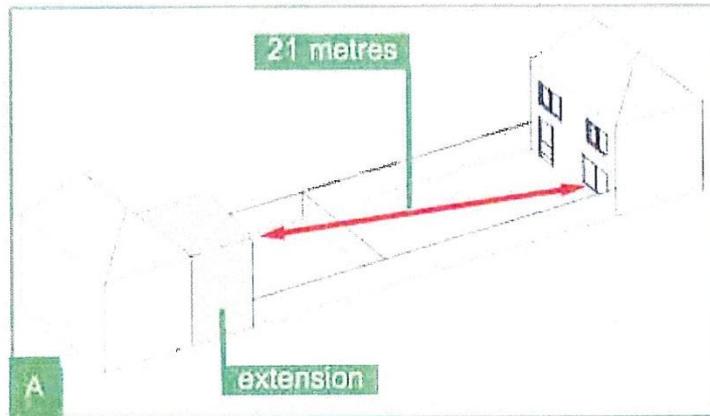
The erection of a 2 metre wall or fence can provide a privacy screen between a single storey extension or conservatory and a neighbour's garden



Conservatories should not overlook a neighbour's garden. This is particularly an issue where the conservatory is elevated, but the problem can often be overcome by screening (i.e. a wall) or obscure glazing in the conservatory

## Two storey extensions in a back to back situation:

- Where a proposed window to a lounge, dining room, bedroom or kitchen will directly face a similar window of a neighbouring property the distance between them should be at least 21 metres in a back to back situation. (Diagram A below);
- If buildings are at different heights, these minimum distances may need to be increased to maintain adequate privacy. (Diagram B below).



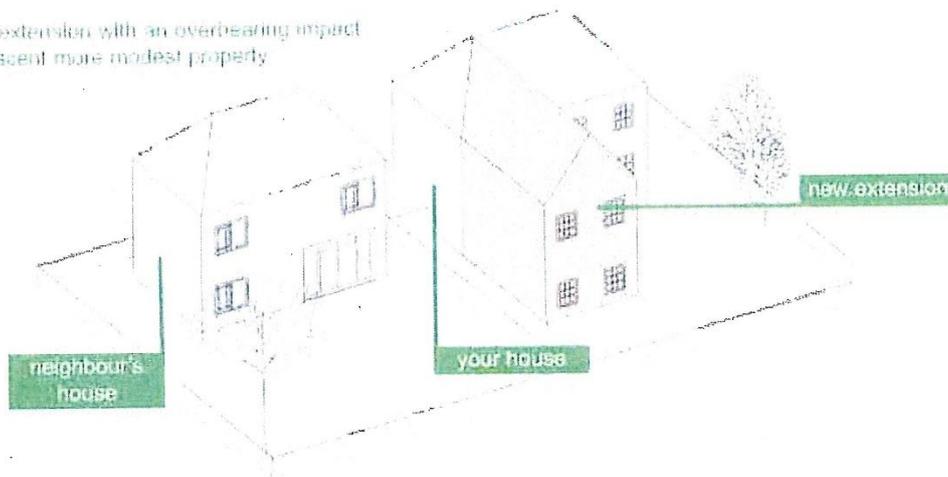
## Single storey extensions:

Shorter distances may be acceptable for bungalows, single storey extensions and conservatories depending on the arrangement of the windows and boundary fencing or hedge planting. The planning department will advise you on what is acceptable in your particular circumstances.

## Avoiding 'overbearing'

Extensions and conservatories should not be overbearing to your neighbours. As a general rule, two-storey extensions should not be positioned very close to the boundary adjacent to the garden of a neighbour's property.

Large new extension with an overbearing impact on the adjacent more modest property



## Maintaining an adequate gap between adjacent properties



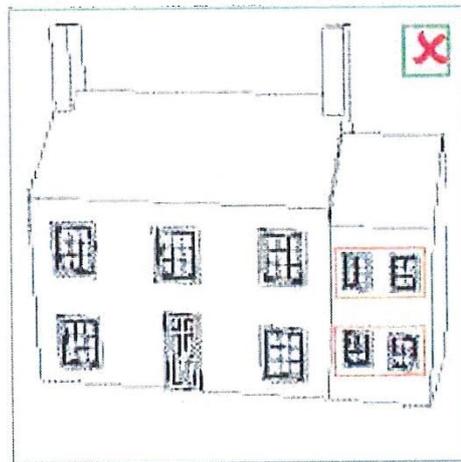
Where possible side extensions should be designed to avoid a terracing effect. This is particularly important for streets with detached or semi-detached houses where large side extensions and garages can fill the gaps and create the impression of a terrace.

In these circumstances, side extensions & conservatories should be sufficiently set back from the front of the property and have a lower roof ridge line than the house to avoid this terracing effect.

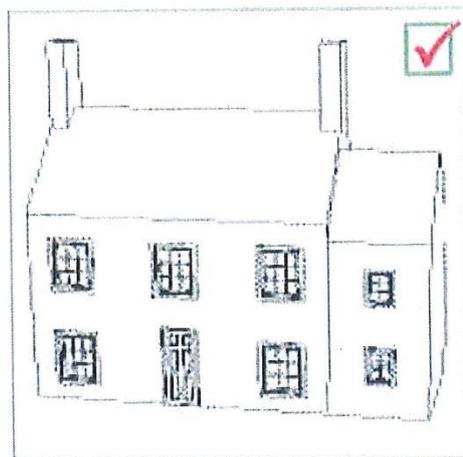
## Windows and doors:

To respect the character of the existing building, extensions should normally have windows and doors that are similar to the house in size, shape, design and proportion. They should also reflect the pattern and arrangement of the windows of the house. This will be more important on walls that face a main road.

The visual impact of an extension will also be judged with regard to the wider street scene, for example in a street where the houses have front facing doors the existing main entrance to the house should be kept. Much will depend on the design of the existing house compared to that of the extension and the street scene: however, if the resulting building as a whole is of good design with the door in a different place, the scheme may be acceptable.



side extension windows of wrong proportion



side extension windows of similar proportion

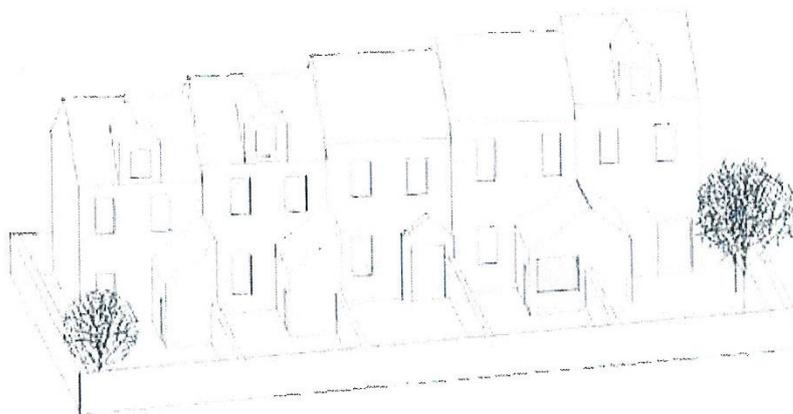
## Architectural style:

As a general rule, the architectural style of your extension should be similar to your existing house with similar roof details, windows, doors and external materials. If you think a more contemporary approach to the design might be appropriate, you may wish to use the Council's Pre-Application Advice service to obtain formal advice. In either case the Council will want to be sure your proposals will contribute to the quality of the locality.

## Using the right materials

You should avoid external materials that clash with the existing property and the surrounding area. This is particularly important for front and side extensions as these are normally more visible from the street.

In most circumstances the materials that are used for an extension, garage or outbuilding should match those of the house. Although it may not be possible to find matching materials, particularly for older houses, and Building Regulations may have requirements such as double glazing that will make it difficult to match existing windows, your proposals will be expected to use materials that complement the colours, tones and textures of your house, unless you intend to change all the materials at the existing house to reflect the extension.



poor example - windows have different shape and proportion to those used for nearby house

# guidance note

## extensions and conservatories

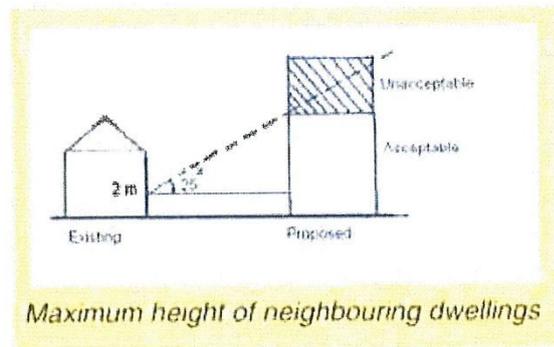
# 2a

(Powys County Council addition to the generic guidance notes)

### Daylight and Sunlight

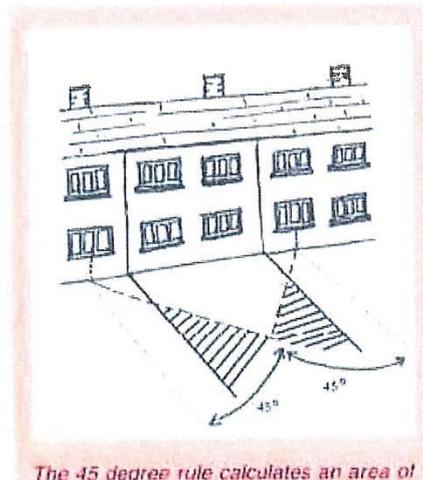
New schemes will be expected to limit as far as possible any negative consequences of their presence on the windows of habitable rooms in adjoining existing development.

In order to avoid unnecessary overshadowing, the height of new development should generally be set below a line of 25 degrees taken from the nearest habitable room of adjoining existing property at a height of 2m. This need only apply where new development is less than 40m from the nearest habitable room and where the main front or rear (and not flank) elevations of existing development is affected.



### Privacy and Daylight

Properties should not impinge on the privacy and daylight of neighbouring dwellings. The 45 degree rule should be used to protect adjacent properties.



*The 45 degree rule calculates an area of exclusion (shaded in this example) where a rear extension should not extend into, in order to protect the privacy and daylight of the neighbouring properties. An angle of 45 degrees is measured in a horizontal plane and taken from the middle of the window of the nearest habitable room in the adjacent properties.*

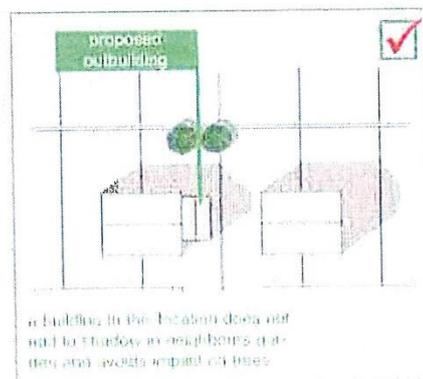
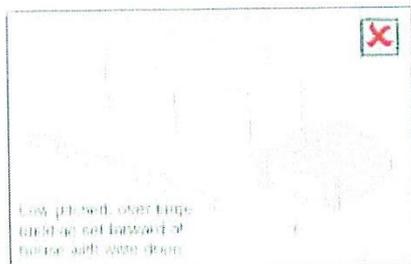
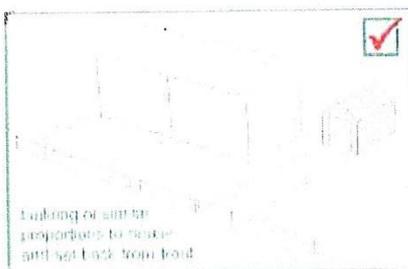
# guidance note 3

## garages and outbuildings

As a general rule, the architectural style of your garage or outbuilding should be similar to your house with similar roof details, windows, doors and external materials.

Key principles to consider when considering the size, shape & position of your garage or outbuilding are:

- An outbuilding must be smaller in scale and subservient to the house;
- Garages and outbuildings should normally not be in the front of domestic properties and should not be over dominant in relation to the existing and surrounding properties;
- Where the garage has a visual impact on the street scene. Garage doors should be as narrow as practical with two single garage doors preferred over one double door, where they are close to the house and prominent in the street;
- Generally the development of your proposed extension (taking into account the space taken up by other buildings within the boundary of your property, for example garage, shed, conservatory) should not result in the loss of more than 50% of your original garden area. Proposals taking up more of the original garden area than this could be considered to be an over-development of the site;
- Garages and outbuildings should not impact detrimentally on the space about buildings and should be designed to take into account access and parking set out in Guidance Note 7.
- Adding a garage/outbuilding(s) may be restricted by a planning condition especially in relation to affordable dwellings. Check for planning conditions (or similar restrictive legal covenants) before deciding on the build.



# guidance note 4

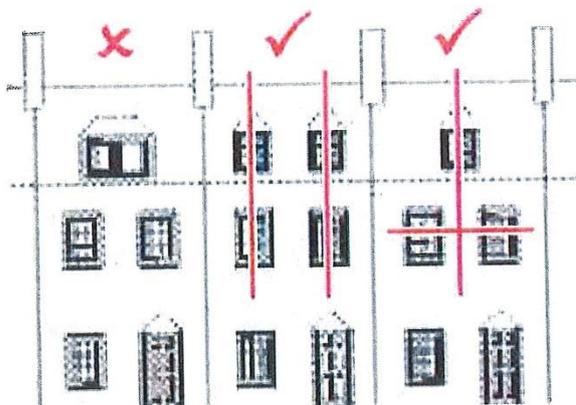
## dormer windows and rooflights

Normally dormer windows are discouraged to the front of your house, unless they are an existing local feature.

Sloping roof lights are less intrusive than dormer windows and can reduce the problems of overlooking. Increasing the roof height of a dwelling by altering the eaves height or pitch is very difficult to achieve satisfactorily and will not be acceptable in a terrace or a street in which heights and roof pitches are the same.

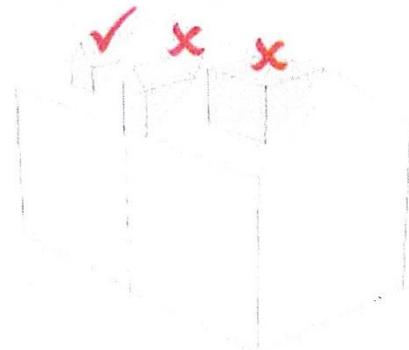
### Where planning permission is required, key principles are:

- Dormer windows should be subservient to the main roof and use the same roofing details as the main roof;
- Dormer windows should cover no more than a maximum of 50% of the roof area on which it is located;
- Dormer windows should normally be set well back from the eaves, down from the ridge and in from the sides of the roof;
- New dormer windows should reflect the design of dormer windows that are an original feature of other buildings in your area or street;
- Dormer windows should be positioned to match the pattern of the windows on the rest of your house;
- Two smaller dormer windows are often preferred to one large window.



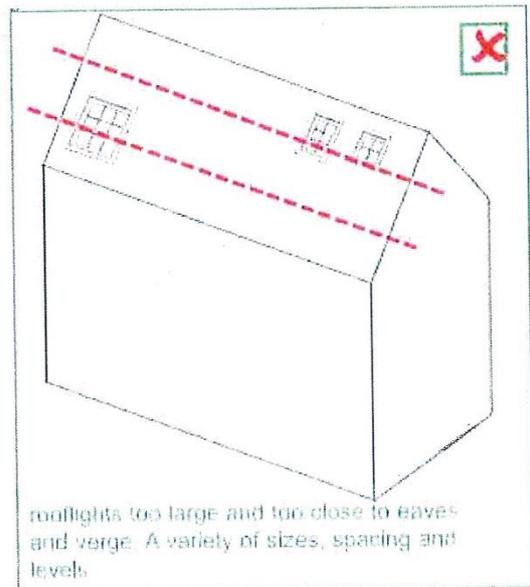
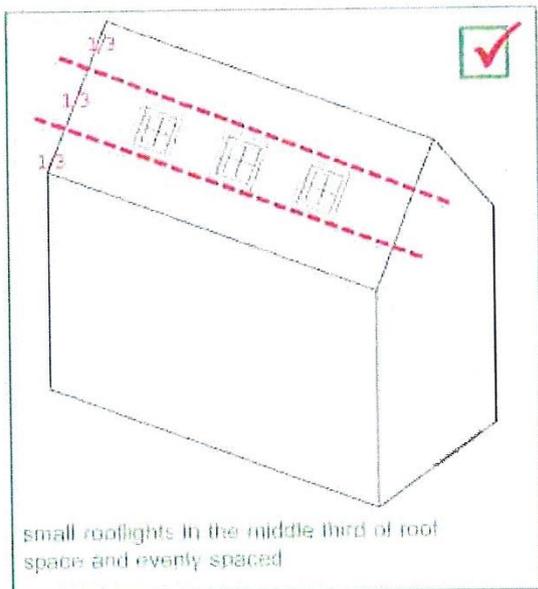
dormers should reflect the symmetry and size of other windows on your house. Often two small dormers are better than one large dormer.

✓ small pitched dormer set well back from eaves, down from ridge and in from sides



✗ dormer face at eaves ridge too high and too close to party wall

- rooflights should ideally be set within the middle third of the roof slope away from gables or roof abutments and chimneys;
- there is more than one roof light on a roof facing a main road they should be at the same level, evenly spaced, and of the same size, shape and design, unless there are practical reasons why that cannot be done;



# guidance note 5

## boundary treatments

Boundary treatments such as walls, railings and gates contribute to the quality of the street and provide security. They also help to enclose streets and make them more attractive to pedestrians. Streets can become unattractive if boundary treatments vary or are missing.

### Key principles:

- Boundary treatments should match height, type and materials of properties on either side. This is particularly important where they are generally the same along a street, or a feature of the locality;
- New boundary treatments should not obstruct views of the house from the street, or of the street from the house.

Consistent frontage treatments contribute to the character of your street and should be retained.

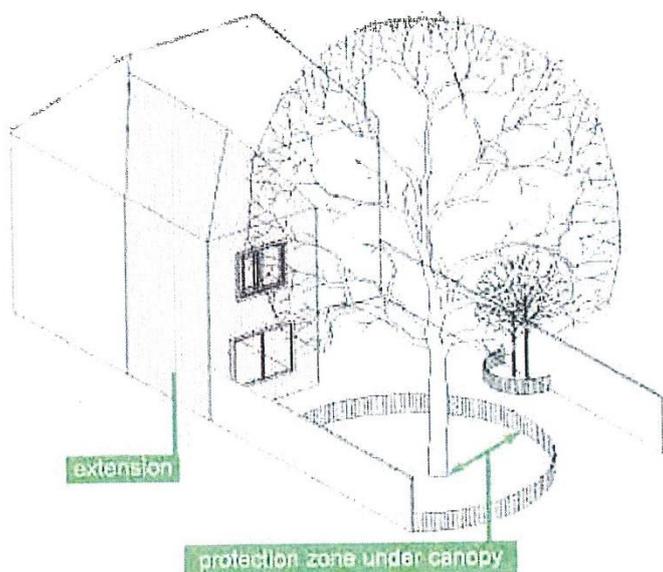


# guidance note 6

## planting

Existing trees and planting help make areas more attractive and add to the value of your home. However it is easy to damage trees and planting when carrying out works either by affecting the soil around the root zone or by cutting roots in the construction of services and foundations.

- building works should not be carried out underneath tree canopies or within a two metres radius of smaller trees with an undeveloped crown;
- equipment or materials should not be stored underneath tree canopies or within a two metres radius of smaller trees with an undeveloped crown;
- some trees are protected by law by tree preservation orders. It is illegal to carry out work on, or remove these trees without permission. If in doubt check with your council whether any of the trees on your property are protected by tree preservation orders;
- Also, if your property is within a conservation area you should check with the council before carrying out any work that might affect any trees;



The roots of large trees generally need to be protected within an area that corresponds with the canopy above. Within this zone building materials should not be stored and roots should not be severed.

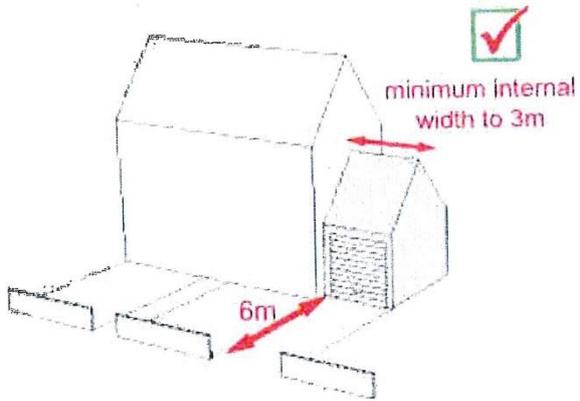
# guidance note 7

## providing for access and parking

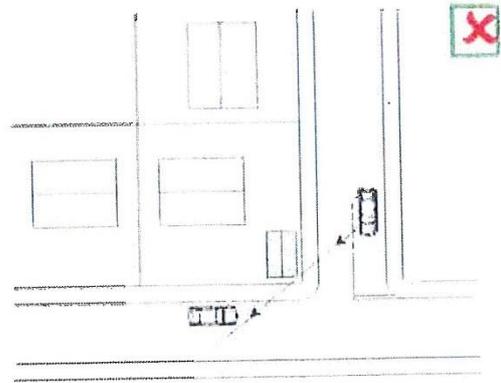
You must obtain a separate technical approval and licence from the highways department of the Council if you intend to construct a new crossing to the pavement or verge or if a new dropped kerb is required. You will also need to apply for planning permission if you want to make a new or wider access for your driveway on to a trunk or other classified road. The highways department of the Council can tell you if the road falls into this category.

### Key principles:

- Maintain existing off street parking spaces;
- Check with the Council whether your extension may require additional parking spaces. This may be the case if it includes additional bedrooms or removes spaces, i.e. by building over a drive;
- The access should be safe and the highways department will advise on their safety standards and how to meet them;
- Gates will not be allowed where they open out onto the footway or highway;
- New vehicular access off a main road or a very busy road may require a turning area within your plot so vehicles do not have to reverse in or out;
- Parking spaces should normally measure 2.6m wide by 4.8m long (or 3.6m by 4.8m for disabled parking spaces). Parking spaces, including garages, should measure 3m by 6m, free of wall piers or other obstructions, to allow car doors to be opened (or larger for disabled access, up to 3.8m by 6m);
- Additional parking required will be based on the extension only and will not seek full retrospective compliance with the council's standard. That is to say, if the extension raises the overall parking requirement only the increased space will be required;
- All hard surfaces should be porous or permeable or connected to a positive drainage system;
- Any new garage required to provide for parking should not have a detrimental impact on the safety of users of the highway;
- Where possible vehicles should be parked where they can be seen to reduce the opportunities for criminals;
- The minimum setback for an 'up and over' type garage door is 0.9 metres, when the access to the garage is via a rear lane.



If practicable a garage door should be a minimum of 6 metres back from the front boundary to allow a parked vehicle in front



garage/outbuilding too close to corner for visibility in front of building line and with insufficient drive

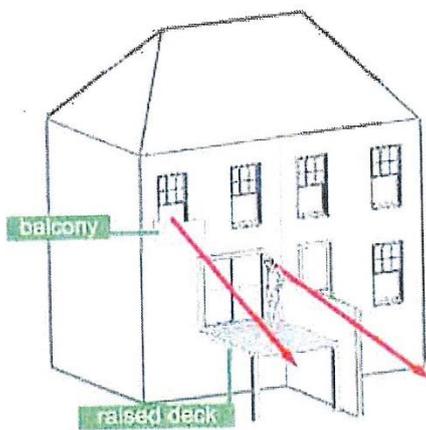
# guidance note 8

## raised platforms

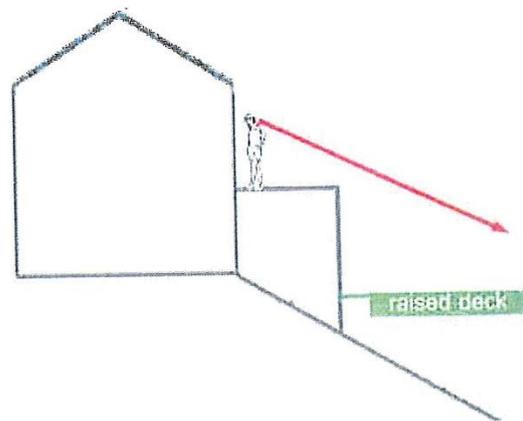
Certain raised platforms including decking, balconies and verandas as well as patios and changing ground levels may require planning permission.

Such works should not result in overlooking, overshadowing or overbearing of your neighbours property. You should also ensure that the raised platform does not dominate the character of the property or have a detrimental impact on the street scene.

Careful consideration should be given to any means of screening that you intend to attach to your raised deck, balcony or veranda.



Potential overlooking from balconies and decking should be avoided



On sloping ground decks can cause severe overlooking problems which should be avoided

# guidance **note 9**

## resource efficiency

Buildings have an inherent environmental impact and contribute to CO<sub>2</sub> "greenhouse gas" pollution.

Resource efficiency means minimising the energy your house needs for heating, lighting and other energy uses. It also means using materials and construction methods that do not require a lot of energy to either produce or build.

Proposals for alterations and extensions which achieve high levels of resource efficiency are encouraged

### **Key principles:**

- wherever possible use materials that are produced locally and which come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the existing building;
- avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources; in designing your alteration or extension consider whether there are opportunities to build-in features to produce energy. This may include solar panels or domestic wind turbines. Solar water heating panels can provide 50% of your hot water requirements, while photovoltaic panels and wind turbines can produce some of your electricity. Whilst energy saving features are encouraged, if poorly located they can detract from the character of your house or neighbourhood, especially if the building is listed or within a sensitive area such as an Area of Outstanding Natural Beauty or a Conservation Area. If you are planning to incorporate any of these features you should check whether they need planning permission;
- you can also save energy and heat your home by making the most of heat from the sun, if your extension faces south east to south west. Generally windows on the south side of the building should be larger than those on the north side;
- arrange the internal layout of the extension so that the main habitable rooms are on the southerly side of the building where this does not cause overlooking problems;

- in the summer you can avoid the need for cooling or air conditioning by ensuring that south facing windows are shaded, eg by roof overhangs or trees or reflective blinds;
- although conservatories can provide an additional light room in the winter months they can be very expensive to heat in the winter and can waste energy. Conservatories should be separated from the main house by an insulated wall and closeable doors and windows so that you can avoid having to heat it when it is cold;
- in very heavy rain, water run-off from hard surfacing can overwhelm drains and cause flooding and pollution. You can avoid this by using a 'green' roof, which has turf or plants sitting on a waterproof membrane and must have a low pitch of less than 15 degrees. Permeable paving surfaces such as blocks or bricks set in the ground, allow rain water to drain away gradually. Rainwater butts can provide a useful source of water for garden watering or car washing in drier periods;
- if your proposals involve demolition, re-use as much of the demolition waste as possible on-site;
- provide house entrances away from prevailing winds and protect with a porch or lobby;

# guidance note 10

## crime prevention

The council is obliged to encourage design that reduces crime under section 17 of the Crime and Disorder Act.

- Put yourself in the position of a burglar. Is your house an easy target? What can you do to make your home more secure?
- If a burglar or thief thinks they can be seen they are less likely to commit a crime so provide good natural surveillance from your home onto the street, your gardens and driveways. This can be achieved by the careful positioning of windows;
- Where possible ensure that you can view your parking area from your house;
- Garages are recommended as the most secure form of parking;
- Low boundaries at the front give maximum visibility but high walls and fences of 1.8m provide good security at the rear whilst side entrances should be lockable;

Any security considerations regarding visibility of rear garden from street - surveillance of office and street - clear view to street frontage - secure rear fence



- Dusk to dawn operated lighting surrounding your property will deter burglars;
- You should ensure that all locks are securely fitted and meet British Standards;
- Consider fitting a good quality burglar alarm, a proven deterrent.

## **APPENDICES**

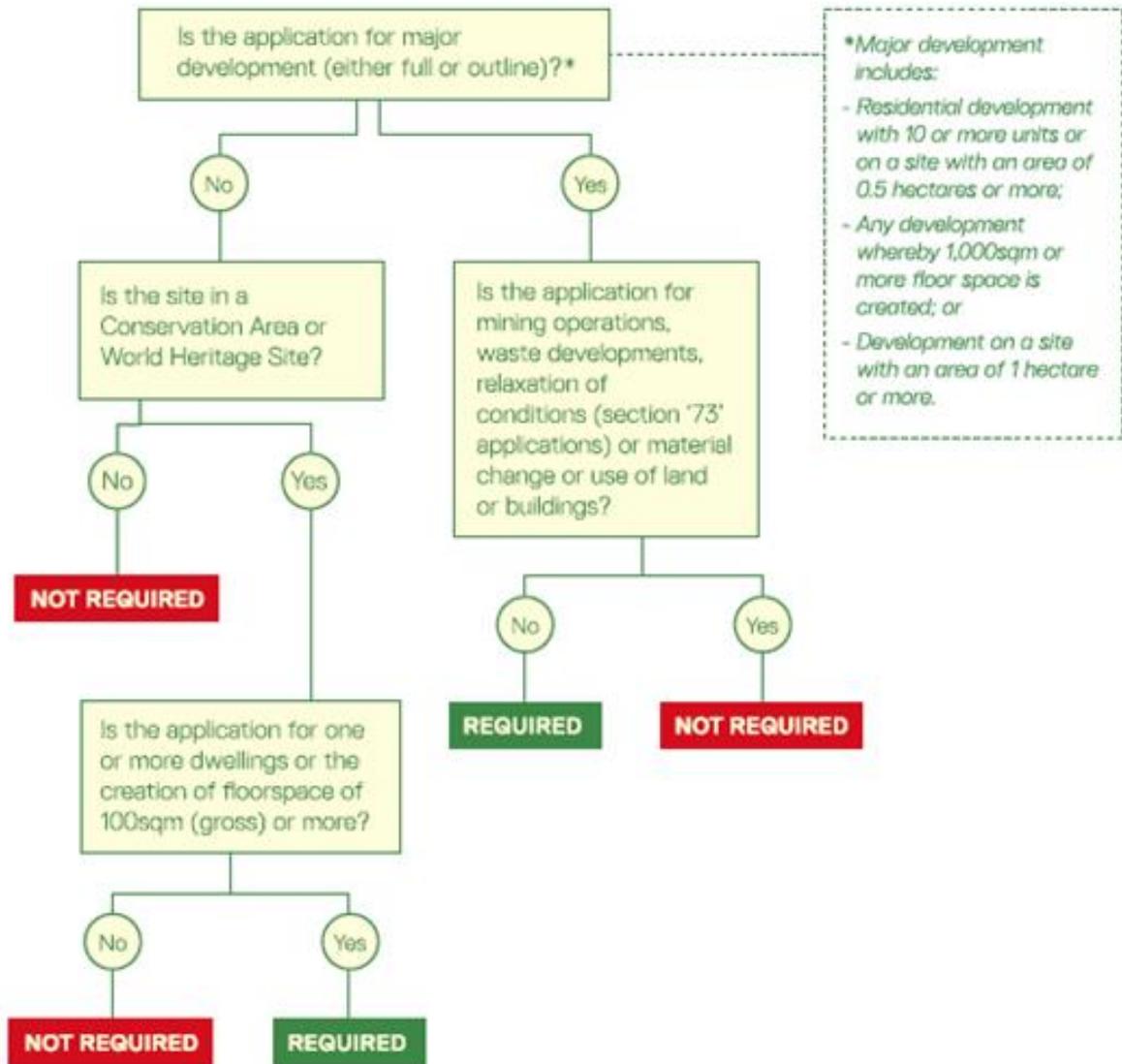
**APPENDIX 1:** Flowchart showing when a Design and Access Statement is required

**APPENDIX 2:** The 10 Model Residential Design Objectives

**APPENDIX 3** Locally Distinctive Design in Powys – Guidance on Design Detailing

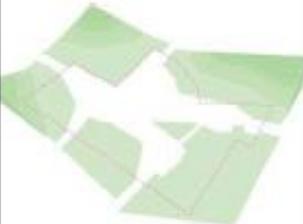
**APPENDIX 4:** LDP Strategic Policy SP7 (Safeguarding of Strategic Resources and Assets)

**APPENDIX 1: Flowchart showing when a Design and Access Statement is required**



APPENDIX 2: The 10 Model Residential Design Objectives

# objective 1 | natural heritage



topography



woodland & water courses



ecological importance



potential development area

ABOVE: SIMPLIFIED PROCESS OF CONSIDERING NATURAL HERITAGE RESOURCE AND DEFINING DEVELOPABLE AREA

Development should be designed to integrate with, protect and enhance the landscape and biodiversity values of the site.

The landscape is one of the most important resources of Wales and needs to be protected and enhanced. This does not mean that there should be no change but requires high quality design solutions that complement or contribute to landscape character. Biodiversity is one of the building blocks of all life and needs to be preserved and enhanced wherever possible.

### design guidance

- use specialist input such as ecologists, landscape architects and landscape managers to advise on natural heritage issues;
- ensure a thorough understanding of natural processes (e.g. flooding) and natural heritage resources relevant to the site and design to positively incorporate areas with established importance;
- design in new features to promote biodiversity, for example by using native trees or developing the ecological value of sustainable urban drainage features;
- ensure that features with established ecological or landscape value are protected throughout the site clearance and construction process;
- compensate for any loss of biodiversity elsewhere on site or off site if necessary;
- put in place mechanisms for positive and sustainable management and aftercare of landscape and ecological resources.

### Box 1 | incorporating natural heritage

Landscape and ecological resources are often seen as a constraint to development. Often the reverse could be true. The sensitive incorporation of natural heritage can in fact help to give a site a distinct identity and possibly even a marketing advantage. The value of trees and other elements of natural heritage cannot be overstated. As well as giving a development a sense of instant maturity, a growing body of evidence points to health and well-being benefits. The key to addressing natural heritage is to ensure that it forms a positive part of the vision for the site's development and is not simply a hindrance to a standard layout.



# objective 2 | compactness

FLATS DEVELOPMENT IN TENBY. THE DENSITY OF THE SCHEME FITS WITH THE TOWN SCAPE WHILST AT THE SAME TIME PROVIDING A DENSITY OF USE THAT SUPPORTS THE FUNCTIONS OF THE TOWN CENTRE

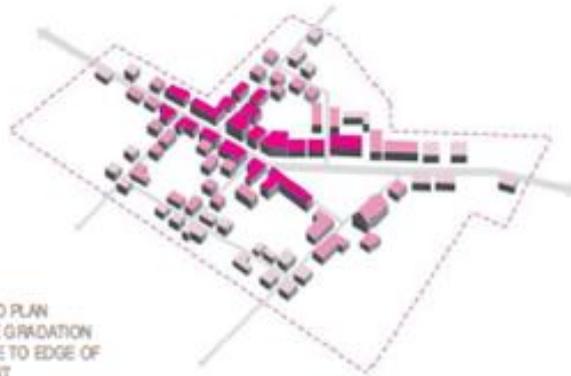
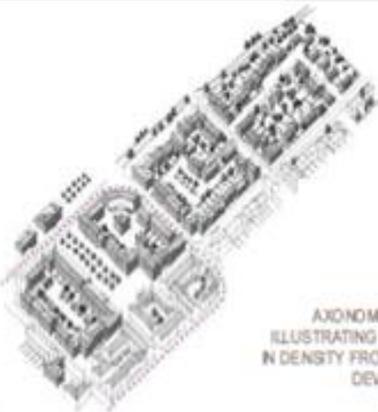
Development should use land efficiently and where appropriate provide a density of use/population that supports public transport and commercial/ community services.

Compact development forms minimise land take and encourages densities sufficient to support local services and amenities. This in turn enhances the sense of community and reduces the need to travel. This is not to suggest that compactness should be as high as possible everywhere. It will vary according to context and in some locations a low density solution may be most appropriate.



## design guidance

- ensure density relates to the vision for the site and an understanding of its urban or landscape character context - for example is it 'tight and urban' or 'loose, leafy and suburban'?
- where ecological and landscape resources are to be protected design-in natural heritage as part of green space but discuss with the planning authority where it is appropriate to maintain overall site density by creating higher densities in certain areas;
- use higher densities positively to define spaces, frontages and main streets in accessible areas or around concentrations of services/facilities;
- design open space as an integral part of built form and locate provision so that it does not detract from density of use/population around concentrations of services/facilities;
- integrate parking at planning authority standards efficiently but design in some flexibility for parking growth without encouraging greater numbers and loss of compactness;
- ensure that the compact development form still allows for adequate green space and room for tree roots and canopies to spread.



AXONOMETRIC AND PLAN ILLUSTRATING POSSIBLE GRADATION IN DENSITY FROM CENTRE TO EDGE OF DEVELOPMENT

# objective 3

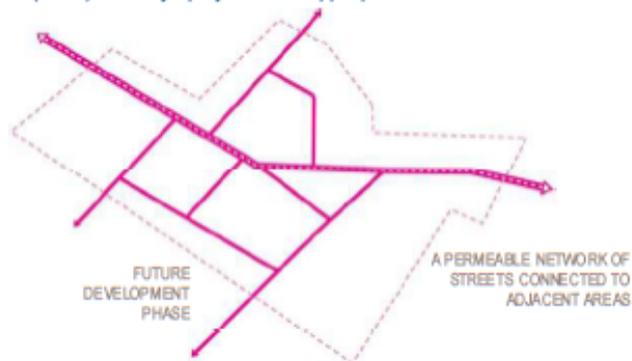
## accessibility & ease of movement

Create development layouts that are accessible to all in society, make links into surrounding areas, create new links where necessary and ensure that it is easy to get from A-B within a development.

Accessibility and ease of movement considerations effectively form the urban structure of a place. They determine how effectively it connects with the existing urban and rural fabric and influence key issues such as the 'walkability' of places, reducing car use and enhancing the life and vitality of streets and spaces. It is vital that the pattern of accessibility and ease of movement is designed hand in hand with measures to reduce crime and create safe and secure streets, spaces and buildings.

### design guidance

- ensure a collaborative design approach in which vehicular, pedestrian and cycle linkages are designed in conjunction with the 'urban design' for the site. In practice this means ensuring that the people responsible for the highways and urban design work closely together;
- design 'access for all' including the needs of those with visual and hearing impairments and those with limited mobility;
- design to connect with adjacent places and communities;
- ensure safe and efficient access for all modes of transport, emergency services and other service vehicles but wherever possible give priority to pedestrian and cyclist movement;
- ensure good access for to public transport where available;
- ensure that routes within the site also allow for future stages of development;
- distinguish between primary routes, secondary routes and tertiary routes by varying street cross-section and design. This can help to reinforce a hierarchy of streets and spaces that makes the development easier to understand (see legibility below). It can also be important in defining areas that are public and those that are solely for residents, helping to discourage crime (see Box 2 on page 11);
- establish a layout that is permeable and interconnected within the site but avoid any 'short-cuts' or routes that will be underused or not overlooked;
- design for low vehicle speeds to ensure that streets and spaces are comfortable for pedestrians and cyclists to use. This can be done by minimising straight stretches of road with extended forward visibility and through the use of right angle junctions and minimum (2.4m) visibility splays where appropriate.



# objective 4.0 | legibility

Create development layouts that are easy to understand and find your way around.

The structure of key streets and spaces forms the main image of a place and makes it easy for people to orientate themselves and find their way around. It helps to create the identity of a place and the perception of it by others.

## design guidance

- ensure that the movement function of each street is reinforced by the width of the carriageway, the design of the public realm and the scale, form and design of adjacent buildings. In this way it is possible to create a hierarchy of streets, each with a clear movement role and identity which helps people to find their way around a development;
- design to create a positive image and sense of place for the development - avoid a negative identity such as, for example 'the estate off the 'ring road';
- tie the development into the existing pattern of landscape, streets and roads so that it is contiguous with the existing urban or rural fabric. In particular integrate with the main uninterrupted linear features, such as existing landscape elements, streets, footpaths and cycleways. This helps to reinforce the pattern and legibility of the site context;
- carefully consider the placement and design of landscape and buildings to create memorable spaces, landmarks, vistas and focal points;
- link to existing landmarks and views as orientating features;
- ensure that it would be easy for a resident of the proposed development to direct someone to where they live with reference to the key streets, spaces and landmarks.

LEGIBILITY: THE MAIN STREET CREATES THE SPINE OF THE DEVELOPMENT.  
LANDMARK BUILDINGS DEFINE THE ENTRANCE TO THE DEVELOPMENT



## Box 2 | hierarchy of streets and spaces

The development of a street and space hierarchy is the opportunity to bring together accessibility and urban form considerations into a cohesive plan. It requires collaborative working between the designer and the highways engineer. The pattern of streets and spaces should provide for the required vehicular, pedestrian and cyclist access whilst at the same time sub-dividing the site into blocks that create an attractive urban form. The development of a hierarchy implies making some streets more significant in both movement and urban design terms than others so that they 'stand out' helping people orientate themselves within a development, for example by being able to recognise that they are on the 'main street'. The most legible streets are often simple and uncluttered with an overall consistency of materials and architectural treatment. The hierarchy of streets and spaces is also important to crime prevention through design - secondary and tertiary streets on the hierarchy which may give access to the main areas of housing can be designed to discourage intruders by providing high levels of overlooking and creating the feeling of a semi-private environment.

Development of the hierarchy should involve:

- linking the principal streets within the urban structure (for example the 'High Street') with the principle accessibility function where traffic flows allow;
- differentiating streets through variations in cross section, building enclosure and detailed design in order to emphasise the relative importance of the street. For example the 'High Street' may have a wide carriageway, generous footpaths including tree planting and three storey houses. The secondary street may have a narrower carriageway, standard width footpaths and 2 storey buildings located to the edge of footpath. These simple devices serve to differentiate streets and spaces from each other.

Within an overall well connected and permeable urban structure there should be opportunities for the full range of streets including cul-de-sacs. However a monoculture of street types should normally be avoided.

For each street and space in the hierarchy within a development the developer / designer should be able to describe:

- firstly, its desired character and role within the structure of the development
- secondly, its accessibility and traffic function;
- thirdly, its design characteristics.

accessibility  
and legibility

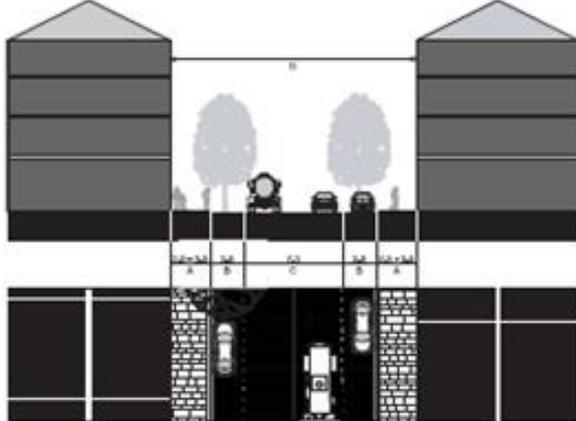
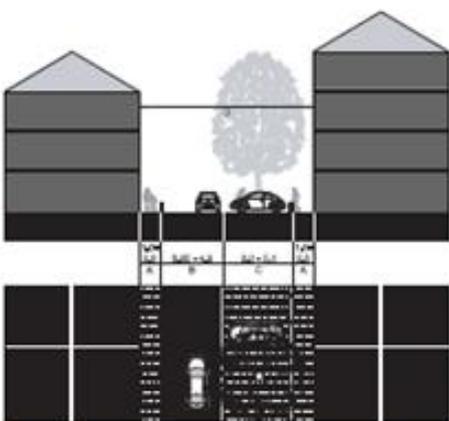


ACCESSIBILITY: PERMEABLE GRID PATTERN OF STREET



CULDE SAC - CIRCUITOUS ROUTES BETWEEN A AND B - POOR PERMEABILITY

BELOW: SUB DIVISION PATTERN CARDIFF - WITHIN THE GRID LAYOUT THERE IS A CLEAR HIERARCHY OF MOVEMENT WHICH IS SUPPORTED BY THE SCALE OF THE BUILT FORM. THE MAIN STREETS INTEGRATE WITH THE REST OF THE CITY, A PRINCIPLE WHICH CAN BE APPLIED TO A SITE OF ANY SIZE. HOWEVER ACCESSIBILITY AND LEGIBILITY IS JUST ONE ELEMENT OF URBAN FORM. USE, TENURE AND MANAGEMENT WILL ALSO INFLUENCE THE SUCCESS OF A PLACE



ABOVE: STREETS CAN BE GIVEN DIFFERENT CROSS SECTIONS TO EXPRESS THEIR RELATIVE IMPORTANCE IN TERMS OF BOTH MOVEMENT AND URBAN STRUCTURE STRENGTHENING LEGIBILITY

# objective 5 | character and context

Development should respond to the character and local distinctiveness of site context.

The character and context of any development is created by the locally distinctive patterns and form of development, landscape, culture and biodiversity. These elements have often built up over a considerable time and tell a story of the site's history and evolution. The create its 'sense of place'.

The character and context of a site should influence design positively so that development does not simply replace what was there but reflects and responds to it. If the context to a development has been compromised by an earlier stage of development it should not be seen as a reason to perpetuate what has been done before. Opportunities should be sought to deliver high quality sustainable development that reflects the technologies and aesthetics of the 21<sup>st</sup> century and creates a strong sense of place.

## design guidance

- respond to not just the physical appearance of the site and context but also it's history and cultural importance. Old maps can be a great source of information and inspiration and often show how traditional forms of development addressed local conditions;
- ensure that the vision for the site responds to an appraisal of character and context - be able to describe what sort of place the development will become and how it will relate to the surrounding physical, historical and cultural context;
- decide whether to directly reference existing character or design to create a new identity that complements it;
- follow through the vision for the site to detailed design issues such as public realm, plot characteristics, building thresholds etc.;
- protect or enhance site elements contributing to site and context character where they have a long term sustainable future as part of the development;
- identify the pattern of streets and spaces in the best and most successful parts of nearby settlements and where possible design the proposed development to echo some of these characteristics;
- investigate plot width, depth and building height in good examples of locally distinctive development and see whether it is appropriate to adopt a similar pattern of built form;
- where possible adopt any locally distinctive, consistent and positive treatment of the area between the back of footpath and front of house (such as small front gardens);
- design to encourage the development of character and visual richness (see box 3 and 4, page 14);
- use plant material that contributes to biodiversity and grows and thrives locally;
- use local skills and expertise wherever possible - skilled local workmanship can result in development that is in keeping with local character.

LEFT TO RIGHT: BURRY PORT: GWALIAPCKO ARCHITECTS | RAISADALE ROAD: LOYN & CO  
PRIVATE HOUSE: DAVID THOMAS



**Box 3 | character and context: innovative design**

Often there is a perception that innovative 'contemporary' design conflicts with established patterns of settlement and traditional styles of architecture. In reality architectural styles and traditions have evolved numerous times in the past in response to changing social and economic conditions. There is no reason why design which uses modern materials and responds to contemporary aesthetics should not fit in with context as well as more traditional forms of development.

When the merits of 'contemporary' versus 'traditional' architecture are considered the debate often revolves around the style of the building itself. Often some of the most important design issues related to character and context are totally overlooked. These can be simple issues like building setback, plot width, building height or verticality. If these are responded to appropriately then architecture using modern materials and construction methods, with styling that reflects aesthetics of the 21st century, can be entirely in-keeping with character and context.

**Box 4 | character and context: visual richness**

Visual richness does not imply fussy, complicated or expensive design. In fact many of our best settlements and built form models such as the Victorian terrace are very simple. The richness comes from the simple elegance of some of the basic architectural details (such as sash windows), scale and proportion and also from the tone and quality of materials. Public realm is also important with the natural weathering of good quality natural materials adding to richness over time. However richness also comes from knowing where to do something special. Added building height on corners, well thought out articulation where buildings turn corners and well-detailed facades at the ends of vistas are just a few simple examples where the richness of a scheme can be enhanced. This guide encourages richness of detail in all residential schemes.



LEFT TO RIGHT  
 1. VISUAL RICHNESS IN A MODEST TERRACE WITH PERSONALISED FRONT GARDENS.  
 2. SUBTLE USE OF COLOUR AND JUXTAPOSITION WITH MODERN MATERIALS IN CARDIFF.  
 3. TIMBER SLATE AND STEEL IN A NEW DEVELOPMENT, BURRYPORT.

# character and context



ABOVE:  
A TRADITIONAL APPROACH TO CHARACTER AND CONTEXT: AT THE CRICKHOWELL TELEVILLAGE THE DESIGNERS HAVE RESPONDED STRONGLY TO THE FEEL OF THE EXISTING SETTLEMENT ABOVE. LEFT: TRADITIONAL MATERIALS AND, IN PLACES, FRONTAGE TREATMENTS HAVE BEEN REPLICATED.



PLAS GWENFREW: A SUCCESSFUL AND SENSITIVE CONTEMPORARY RESPONSE TO AN HISTORIC BUILDING



# objective 6 | continuity and enclosure

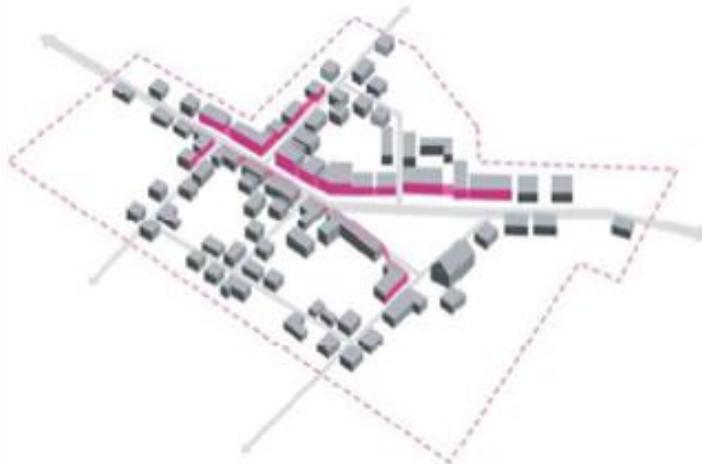
Streets and spaces should be overlooked with continuous street frontage:

Enclosure and continuity of street frontage creates spaces that are overlooked and are therefore safer and more pleasant to use. They maximise opportunities for social interaction and create a stronger sense of place and a more recognisable identity. Continuity and enclosure can also be created by tree and hedge planting, walls and fences. Over the centuries most of our best settlements have been based around the concept of clearly defined streets and spaces.

## design guidance

- ensure the block structure / layout allows for overlooking, enclosure of streets and spaces and a clear distinction between public and private areas. In practice perimeter blocks are the best way to achieve this;
- in the absence of building frontages use hard and soft landscape elements where necessary to provide continuity and enclosure of streets and spaces ;
- locate parking to avoid disruption to continuity of street frontage. This will mean avoiding on-plot parking to the front of house and considering on-street parking, courtyard parking or provision of parking at the side of house. However always ensure good overlooking and surveillance of parking areas by the car owners;
- ensure adequate building height in relation to street width to create a sense of enclosure;
- correlate the main pedestrian/cycle routes with the most overlooked areas to create a safe public realm;
- locate active frontages and entrances that contribute to the vitality of streets/spaces;
- clearly demarcate public and private space and avoid left over space;

CONTINUITY OF STREET FRONTAGE CREATED THROUGH TERRACED FORMS ALONG MAIN STREET. ELSEWHERE BUILDINGS TO FRONT PLOT MAINTAIN CONTINUITY



# continuity and enclosure



EXAMPLES ABOVE: SIMPLE APPROACHES TO CONTINUITY OF FRONTAGE AND ENCLOSURE OF STREETS AND SPACES. BUILDINGS ADDRESS THE STREET CREATING A SAFE AND OVERLOOKED PUBLIC REALM.



CONTEMPORARY URBAN INFILL MAINTAINS THE CONTINUITY OF BUILDING LINE AND ENCLOSURE OF THE STREET ALTHOUGH ARCHITECTURALLY DISTINCTIVE IT FITS INTO THE HISTORIC STREET. PHOTO BY MIKE BIDDULPH

GOOD OVERLOOKING OF GREENSPACE - ESSENTIAL TO ENSURE SAFE AND CARED FOR PUBLIC REALM



# objective 7 | public realm

Ensure high quality, attractive and safe streets and spaces for all members of society

Public realm is the space that is accessible physically, visually and culturally to the public. In residential developments it includes the streets, green spaces, squares and playgrounds. The public realm is where chance meetings between neighbours happen, or community events occur. It is vital not just to the quality of a development but how pleasant and sociable it is to live in.

## design guidance

- plan the public realm as an integral part of the development and not as an add-on. This means agreeing how much public open space is required with the planning authority and designing it in as a positive part of the urban form, often in conjunction with measures to protect and manage natural heritage on the site;
- avoid shared private drives in which the responsibility to care for and maintain public realm is not absolutely clear;
- ensure that public realm is clearly separate from private space; integrate the public realm design with that of the built form - for example create higher density areas with taller houses around a focal square or centre which could serve as a community focus;
- use a limited palette of simple, robust hard wearing and preferably natural materials for hard landscape areas, ensuring that they have been agreed with the planning authority;
- create simple, well enclosed spaces with simple, well designed and robust street furniture located to minimise visual clutter, physical obstruction and avoid anti-social behaviour;
- carefully consider the scale and form of key streets and spaces - visit other spaces of a similar size to ensure that it is appropriate to the type of use planned;
- minimise 'landscape' areas that serve no useful function as part of the public realm. Instead optimise the impact of street trees and private realm landscape as a means to green the development.

PUBLIC REALM DESIGNED AS AN INTEGRAL PART OF THE SCHEME

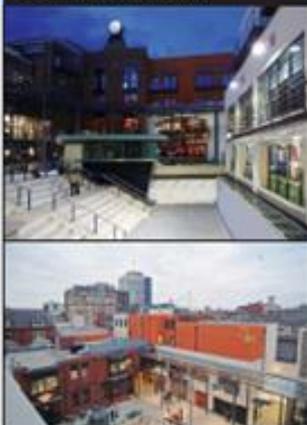


# objective 8 | variety and diversity

Wherever possible there should be a mix of uses, and variety and choice in types of properties and places.

Although this guide is intended principally for applicants for residential development, there is increasingly a need to mix uses in order to build sustainable communities. Whilst this is particularly the case for larger developments, even small developments may be able to offer opportunities to contribute to local sustainability through the provision of facilities such as shops, offices or workspaces.

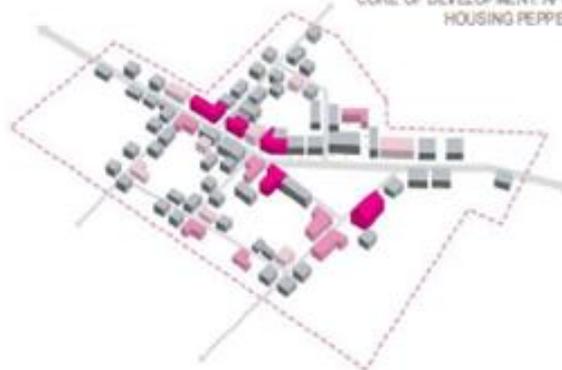
BELOW:  
BRAINS BREWERY CARDIFF.  
A SUCCESSFUL INNER CITY MIXED USE DEVELOPMENT WITH RESIDENTIAL, LEISURE AND RETAIL USES



## design guidance

- consider whether there are opportunities to provide other uses, in addition to residential, that will make the development more self-contained, reducing the need for car use; and/or provide facilities and services that will make the local area more sustainable;
- where other uses are appropriate, consider greater numbers of smaller uses in preference to one larger site user. For example, a range of businesses and smaller shops will help to animate public streets and spaces more successfully than a single large supermarket;
- mix uses vertically as well as horizontally. For example consider residential or above ground floor office use or the provision of live-work units;
- allow for future changes in the use of ground floor units in key locations such as next to public spaces and on street corners. This may involve allowing greater floor to ceiling heights and flexible spaces within the ground floor of such buildings;
- avoid any ground floor uses that do not provide an active frontage such as large buildings without door or window openings at ground floor level;
- provide a mix of tenures and property types within sufficiently large development to encourage the development of a diverse community with living opportunities for all members of society. Pepper-pot the 'affordable' housing to meet the requirements of the registered social landlord. Normally this means in clusters;
- old buildings can be retained to add interest and diversity to the development;

NON RESIDENTIAL USES INTEGRATED AT CORE OF DEVELOPMENT AFFORDABLE HOUSING PEPPER-POTTED



# objective 9 | adaptability

Buildings and spaces should be designed so that they are flexible and adaptable and can be used for a variety of uses over time.

Successful buildings change use several times over their lifetime and flexibility is vital to long-term sustainability and longevity.

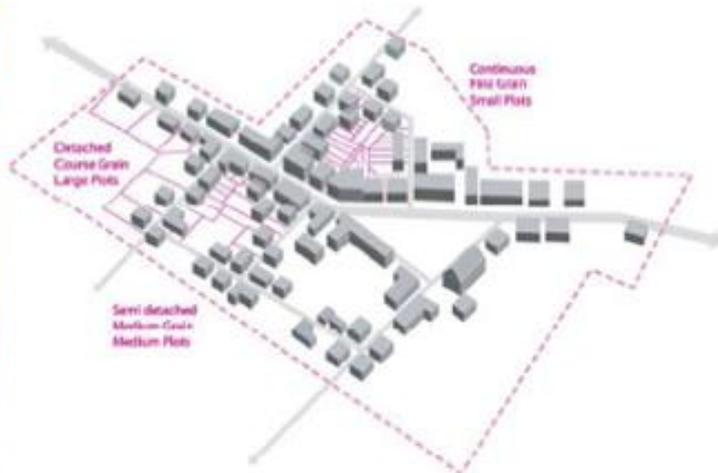
**PLAS GWENFRYD:**  
BUILDINGS CAN CHANGE USE SEVERAL TIMES OVER THEIR LIFETIME AND SHOULD BE DESIGNED TO BE FLEXIBLE AND ADAPTABLE AS THIS OLD CHAPEL HAS PROVED TO BE.



## design guidance

- create a street layout or block structure that integrates with the surrounding urban or rural fabric and which allows maximum flexibility for redevelopment in the future. On sites where the topography allows, a well-connected and permeable grid may be the best way of achieving this. Look at the best parts of existing settlements in the area and consider how and why they have stood the test of time;
- design streets and spaces to be robust, simple and clutter free, allowing for a variety of possible uses;
- design buildings to be flexible and adaptable. In practice this means providing the room for expansion together with building forms that are capable of conversion and expansion such as framed construction. Residential units designed with higher ceilings at ground floor level would allow conversion to retail at a later date, for example. This concept can also be applied to internal spaces which should be capable of being adapted to meet the requirements of different users in the future;
- planned open space should be designed to be flexible and capable of being used for a variety of uses over its lifetime;
- wherever possible design for longevity.

AN ADAPTABLE BLOCK STRUCTURE CAPABLE OF ACCOMMODATING A RANGE OF DEVELOPMENT SCENARIOS



# objective 10

## resource efficiency

Buildings and landscape should minimise resource use in their construction, operation and maintenance.

The energy consumed in the construction and operation of a building results in at least 50% of UK CO<sub>2</sub> emissions. The initial design of a building can have a huge impact on energy usage over its lifetime. However, energy use can also be minimised by making the best use of buildings and materials already on site, working with the topography to create suitable microclimates, and using tree planting and shelterbelts to improve microclimate.

BELOW: SUSTAINABLE FEATURES WERE BUILT INTO THE SWANSEA FOYER BY GWALLA / PCKO ARCHITECTS FROM THE OUTSET



### design guidance

- always consider the re-use of existing buildings on the site where feasible and recycle existing materials gained from demolition and site clearance;
- 'passive design' can be an effective way to deliver energy efficiency. This involves considering the orientation of buildings to create the correct balance of shade and solar gain, optimal levels of insulation, compact building forms, use of natural ventilation and window size etc. to achieve appropriate thermal mass and air tightness;
- consider the use of materials that are durable, sustainably produced and have low embodied energy both in terms of their production and transportation to site. This would favour the use of locally sourced materials. However it may equally mean using extremely 'low energy' materials made elsewhere or provided to the site as pre-fabricated elements. Encourage the use of reused/recycled materials and components;
- design in sustainable urban drainage systems (SUDS) from the outset of the project and not as an afterthought. Soak-aways, balancing ponds, reed beds and other sustainable urban drainage elements should always be integrated as a positive part of the layout where possible;
- on large sites or development areas consider low-carbon heating systems and renewable energy installations (TAN 8) such as solar water heating and use of biofuels. Also on large sites consider the use of combined heat power (CHP) as a possible source of heating and power. These need to be designed-in as part of the infrastructure right from the outset of projects;
- design buildings and external spaces to provide space for effective recycling and composting facilities;
- conserve and protect existing site topsoil where possible and reuse in landscape schemes to minimise the need to import additional topsoil or soil ameliorants;
- design landscape to thrive in local microclimatic and soil conditions. This normally requires some use of native locally occurring species or species well adapted to local conditions;
- reference technical sources on how resource efficiency can be delivered, for example the WWF guide to sustainable housing.

### APPENDIX 3: Locally Distinctive Design in Powys – Guidance on Design Detailing

1. The vernacular styles across Powys have in many ways been influenced by the different building materials and techniques that have been available locally.

(**Vernacular** means building styles which are specific to a particular area or period.)

2. Historically there has been a tendency to use natural stone for building in the ‘wet’ west of Wales, i.e. most of Brecknockshire and parts of Radnorshire, and the predominance of timber in the more prosperous eastern borderlands, i.e. the rest of Radnorshire and Montgomeryshire. The coming of the railway added brick to the range of materials within easy reach.
3. However, improved accessibility has led to vernacular styles becoming increasingly diluted, with the majority of post-war housing in the County failing to reflect local design and materials.
4. The County Council is keen to see a reversal of this trend for homogenised housing styles through instilling an awareness of local character and distinctiveness.
5. The consideration of design appearance is therefore fundamental in securing an appreciation of good local styles.
6. Before preparing the detailed design of a dwelling, architects/designers should assess the characteristic design features of residential buildings in the settlement.
7. The following checklist of points provide a helpful guide of matters to take into consideration:

<b>Character Appraisal Checklist</b>	
<b>Building materials</b>	<p><i>What materials are used - brick, stone?</i>  <i>What is the typical colour and type?</i>  <i>Are there any distinctive patterns such as quoins?</i>  <i>What is the common render?</i>  <i>Are contemporary building materials used?</i></p>
<b>Roofs</b>	<p><i>What material is used?</i>  <i>What is the degree of slope?</i>  <i>What is the roof type – ridge, hipped etc?</i>  <i>Are there corbels and guttering?</i>  <i>How are the gable ends and eaves designed?</i>  <i>Are there barge boards, soffits and fascias?</i>  <i>Are there dormer windows? Where are they located? What shape?</i></p>
<b>Building Plots</b>	<p><i>What size and shape are the residential plots?</i>  <i>How wide are the frontages?</i>  <i>Are properties detached, semi-detached or terraced?</i>  <i>How far are the buildings set back from the highway?</i></p>

<p><b>Chimneys</b></p> <p><i>What form are chimney stacks? Squat or tall? Is brickwork or other materials used? Is the breast internal or external and what is its position? How many stacks are there?</i></p>
<p><b>Windows</b></p> <p><i>What type are they - sash, bays? What types of glazing bars? How many are there and what are their size and shape? Are they set back within their frames? Are there lintels and sills? What proportion of the facade do they take up? - solid to void ratio</i></p>
<p><b>Doors</b></p> <p><i>Is there panelling? What is the surround? Are arches used? Are there porches? Is there any glass?</i></p>

8. Carrying out this appraisal will raise awareness of the building styles and traditions which make the settlement distinctive. Applicants are not expected to replicate the architectural detailing that they may record, but to respond to the general character of an area in terms of its use of materials, proportions and layouts.
9. To assist in this process and to support this SPG, a general character assessment of each Town in Powys has been included and published as Town Character Appraisals. The assessments give brief histories of the area which help to explain the influences on the design and expansion of each settlement over time, and the key characteristics which contribute to the building tradition of the area.
10. The aim is to create an appreciation of the structure and local distinctiveness of a place to give an informed context for good design. Applicants need only carry out a simple appraisal of the buildings in their relevant settlement.
11. In response to certain design characteristics highlighted in each settlement in the Town Character Appraisals - settlement specific design standards have been included at the end of each appraisal. These should usually be adhered to in the development of new housing in each settlement, unless applicants can justify an alternative design.
12. The appraisals apply to the Towns only as these are the settlements to which most new significant residential development is directed in accordance with the strategic settlement hierarchy of the Local Development Plan.

### **13. General Design Guidelines**

In addition to the individual characteristics of the County's towns and settlements, the following design principles and recommendations must be adhered to in all new residential developments:

- Stone, render and brick will be the preferred building materials

- Natural or high quality reconstituted slate will be the preferred roofing material. In Conservation Areas, only natural blue/grey slate will be permitted.
- Where in keeping with the local building tradition, chimney stacks must be included in all new dwellings. Guidance on the particular design of the stack, i.e. tall or squat and the materials used and where they should be positioned, should be taken from the local character appraisal.
- Windows should be set back a minimum of 100mm from the facade. Stone, slate or brick cills are preferred.
- Roof pitch should be a minimum of 35 degrees for single-storey development and a minimum of 40 degrees for two-storey development unless an alternative roof pitch is justified.
- Garages - Garages are not a prerequisite of all housing schemes and are not always consistent with the character of the surrounding area. If garages are to be provided, they must be coordinated with the whole scheme and their design should reflect and complement the quality of design and materials evident in the rest of the scheme. Garages should be located so that they do not dominate street frontages or the overall design.

### **Facades, Materials and Windows**

14. All too often when trying to imitate the architectural styles found across Powys, such as timber frames, sash windows and decorative brickwork detailing, the result can be pastiche. It is better to focus on respecting the building proportions of the traditional buildings and ensuring a well defined and active interface with the street.
15. Designs should be kept simple, using a limited palette of colours and choice of materials, albeit that these are in keeping with the character of the area.
16. To avoid low grade pastiche architecture, only replication of architectural detailing of the highest quality and consisting of authentic materials will be allowed.
17. When building in brick, the bonding of the brickwork will impact on the variation and depth of the facade for example, more traditional Flemish bond, where half length and full length bricks are laid in turn, adds a welcome irregularity and variety to a facade. This is preferable to the more modern stretcher bond, where equal brick lengths are used resulting in a regimented appearance.
18. Windows on the front facades of buildings have an important role to play in the appearance and continuity of a dwelling and its response to its local context.
19. Windows have traditionally been set back in their frames rather than positioned directly flush with the building façade. This improves both the weathering and the appearance of the window. Window reveals (set backs) should be at least 100mm in all new dwellings and where windows are replaced in existing buildings.
20. Consideration should also be given to the size and amount of window coverage in a new building. The proportion of windows in any one façade is known as the solid to void ratio. New dwellings should seek to respond to the prevailing solid to void ratios of their settlement, especially on the front facades.

**APPENDIX 4: LDP Strategic Policy SP7 (Safeguarding of Strategic Resources and Assets)**

**Strategic Policy SP7 - Safeguarding of Strategic Resources and Assets**

To safeguard strategic resources and assets in the County, development proposals must not have an unacceptable adverse impact on the resource or asset and its operation. The following have been identified as strategic resources and assets in Powys:

1. Land designated at international, European and/or national level for environmental protection.
2. Historic environment designations, including:
  - i. Registered Historic Landscapes.
  - ii. Registered Historic Parks and Gardens
  - iii. Scheduled Ancient Monuments and other archaeological remains.
  - iv. Listed Buildings and their curtilages.
  - v. Conservation Areas.

AND the setting of designations i.-v.

3. Recreational Assets, including:
  - i. National Trails.
  - ii. Public Rights of Way Network.
  - iii. Recreational Trails.
  - iv. National Cycle Network.
4. The valued characteristics and qualities of the landscape throughout Powys.
5. Sennybridge (Ministry of Defence) Training Area.
6. Mineral Resource Areas.
7. Proposed Strategic Infrastructure Routes (if and when identified).