

**Supplementary Planning Guidance
Note for
Residential Amenity in the Borough
of Eastleigh**
CONSULTATION DRAFT

1.0 Introduction

1.1 *Planning Policy Guidance Note 3 'Housing' March 2000* (PPG3) advocates making the best use of previously developed land and encourages local authorities to concentrate new development within urban areas. Both PPG3 and *Planning Policy Guidance Note 1 'General Policy & Principles'* (PPG1) also promote well designed, safe and attractive residential environments. *The Local Plan (Review Second Deposit)* gives strong support to these principles which are promoted in policies within the Built Environment and Housing chapters and specifically by policies 59BE, 60BE, 63BE and 65BE (see Appendix 1).

1.2 This SPG is intended to provide further guidance on matters relating to the amenity and layout of residential development in the Borough for Development Control planning officers and planning applicants, particularly with regard to small sites and changes to existing property where no development brief has been produced. The guidance focuses on establishing principles of residential amenity standards, in the context of new development within existing urban sites, and includes sections on

- privacy issues,
- daylighting,
- sunlight,

- the design of private and communal garden space,
- designing to mitigate noise
- the design of domestic parking arrangements.

1.3 It is intended that the final form of this document will replace SPG No 6 on *Residential 'Amenity and Garden Size'* which was published in April 1997.

2.0 Context

2.1 Main opportunities for increasing residential densities lie in urban parts of the borough. It is Council policy to concentrate urban regeneration efforts close to main passenger transport routes and public amenities, and it is in these locations in particular where the greatest challenges lie in accommodating new development within the existing urban fabric, whilst taking account of the context and the amenities of existing residents.

2.2 PPG3 now expects the average density of new development to be above 30 units /ha, even in suburban locations.

2.3 A density range of 30-50 units /ha, is likely to be dominated by terraces and apartments, containing fewer detached houses than have been built in recent years.

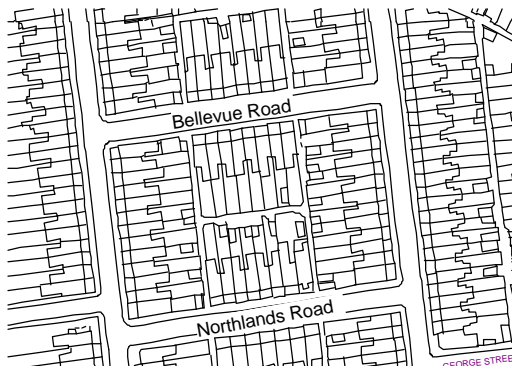
2.4 This does not mean that the amenity of residents and existing local character should be disregarded, on the contrary: Policy 59BE of the Local Plan Review (second deposit) requires a satisfactory relationship between existing and proposed

development, and policy 60BE requires developers to take full account of the context including the local character and appearance of the site when making applications. Potential applicants who are unclear about the level and quality of information required to support a planning application should contact the Development Control Unit at the Civic offices, tel 023 8068 8429 (Northern Team) or 023 80 68 8350 (Southern Team).

policy 63BE of the *Local Plan Review, Second Deposit*), and reasonable privacy from passers by. Vertical, narrow shaped windows may be used to allow good views out but restrict the angle of view into the property from street level. The effect may be enhanced by use of higher sills on the ground floor. Wide picture windows are not compatible with privacy where an open frontage is located close to the footway.

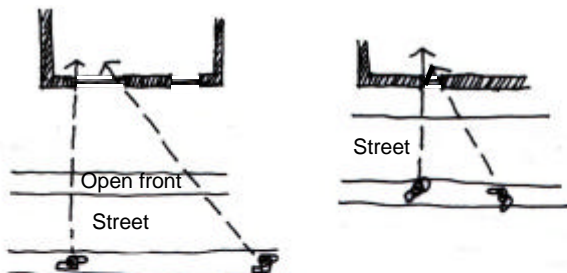
3.0 Privacy

Frontage



3.3 Street trees can help to increase the impression of frontage privacy.

3.1 Traditional residential development usually has a clear public side facing the street frontage, often with a front garden or setback from the back of the footway overlooked from the house.



WIDE WINDOW , OPEN FRONTAGE, LACK OF PRIVACY

NARROWER TALL WINDOW , NARROW STREET, LIMITED VIEWS INTO ROOM, INCREASED PRIVACY

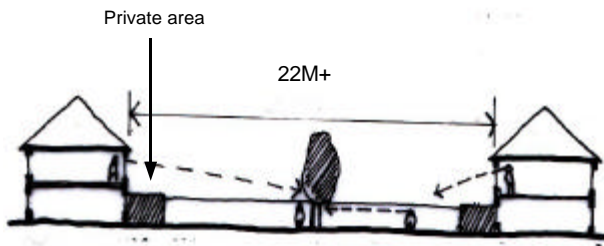


3.4 Front boundary details should not interfere with informal surveillance of the street and must be of robust permanent material such as railings or walls, with or without planting (rather than timber fences).

3.2 The 'public' front of residential properties should achieve a balance between natural surveillance of the street from inside the property, (see

3.5 It is not appropriate to provide a fixed minimum 'front to front' dimension for residential privacy, this will be best determined by the local context, the established building line, the dimensions of the street and the need to provide reasonable daylighting.

Rear Privacy



OVERLOOKING OF WINDOWS AND PRIVATE GARDENS MINIMISED BY DISTANCE, EYE LEVEL

3.6 On the private side (rear of the building) a high standard of privacy is required for the windows of living rooms and outdoor private garden space.

3.7 Rear privacy can best be assured by arranging garden boundaries back to back, and not adjoining a public space. In cases where private gardens must adjoin a public space they should be enclosed with brick walls of an appropriate height (rather than timber fences).

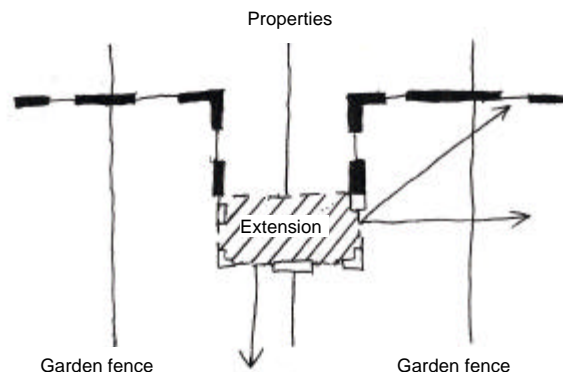
3.8 As a rule of thumb:

The private rear habitable rooms of dwellings of 2 storeys should be set a minimum of 22 m apart from the rear wall of existing premises containing windows serving habitable rooms when directly opposed, and separated with a permanent physical screen. In new build schemes the back to

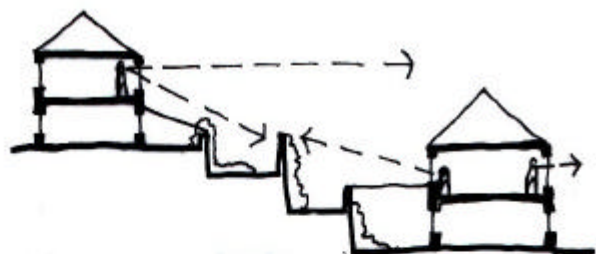
back separation of new 2 storey houses may be reduced to a minimum of 20m.

3.9 Back to back dimensions will need to be increased above 22m where new houses or flats are proposed exceeding 2 storeys, and living rooms, dining rooms or kitchens are positioned on upper floors with windows, overlooking existing properties.

3.10 Beyond a distance of about 35m, reasonable privacy is achieved by remoteness. These principles should also be applied to rear extensions, which should consider the potential impact of side windows above ground floor level on adjoining properties.



OVERLOOKING PROBLEMS FROM PROPOSED FIRST FLOOR EXTENSION



OVERLOOKING PROBLEMS REDUCED ON A SLOPING SITE WITH THE USE OF SCREENED TERRACES

3.11 Overlooking can also be a particular problem on sloping sites. Changes in orientation, the arrangement of rooms and the presence of established vegetation must be taken into account and may be used to help mitigate rear overlooking problems.

Garden Privacy

3.12 Private gardens should be regarded as extensions to the living space of a house, and the provision of secluded, useable garden space for each dwelling will be encouraged. Private garden provision and size should be appropriate to the local context. Some overlooking of gardens from the upper storeys of adjoining dwellings will be unavoidable in most urban and suburban housing layouts, but the design should aim to mitigate the effect as far as possible, particularly in the area of garden closest to the house, through the provision of permanent walls, fences, planting, and taking levels into account. If planting is used to create screening and containment the choice of appropriate species is important and will depend on the context. Advice may be obtained from the Planning Policy & Design Team as set out in the Introduction.

3.13 Alterations and extensions to existing housing which materially increases the level of overlooking of adjoining private garden space will not be permitted.

3.14 New individual houses must be provided with a private outdoor sitting area not directly overlooked by neighbouring outdoor sitting areas or living rooms; this requirement to be achieved by the design and layout

of appropriately positioned permanent structures and walls.

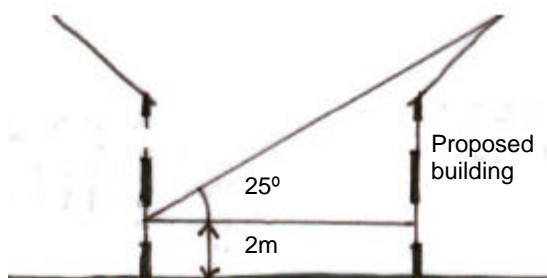
3.15 Direct access from house to garden should be provided.

4.0 Daylight and Sunlight

Daylighting

4.1 The relative heights and separation of buildings should be adjusted to ensure that the windows of neighbouring properties enjoy reasonable day lighting. Where this is likely to be an issue, the applicant should provide drawings to demonstrate that anticipated problems can be overcome.

4.2 As a rule of thumb, this will require at least 12 metres clearance between the primary windows of habitable rooms and adjoining buildings to retain adequate daylighting. For houses and flats the impact of adjoining structures on the level of daylight available is particularly important in living rooms, dining rooms and kitchens. Daylighting in bedrooms may also be considered, but is generally considered less important.



DAYLIGHTING-REFERENCE TO LINE DRAWN PERPENDICULAR TO BUILDING FACE 2M ABOVE GROUND LEVEL

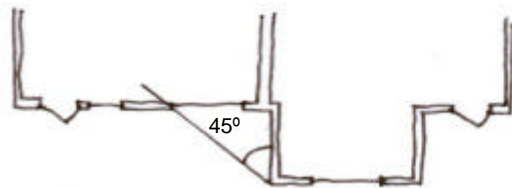
4.3 For daylight checking purposes on a proposed or existing building, reference points drawn 2m above ground level (taking into account any slope corresponding to the top part of ground floor windows). A section in a plane is drawn perpendicular to the face of the building and if none of the obstructing building subtends an angle to the horizontal > 25 degrees, then there will be potential for good daylighting within the building under consideration. If an obstructing building exceeds this relative height, then further analysis can be carried out to quantify the amount of skylight falling on a vertical window known as the 'vertical sky component'. This is described in detail in the BRE report referred to below.

4.4 New development which significantly reduces the daylight available to the main habitable rooms of an existing property will not be permitted.

4.5 Guidance and tables are provided in the BRE report *'Site Layout Planning for daylight and Sunlight —a Guide to Good Practice'* published in 1991. This guidance should be used if there is doubt about the acceptability of proposals with regard to daylighting and sunlight after the tests described have been carried out.



4.6 For domestic extensions on the front or rear of a house the '45 degree approach' should be used by the applicant to assess the impact of the proposal on daylight reaching some adjoining windows. On the window wall elevation an angle is drawn diagonally down at 45 degrees from the near top corner of the proposed extension.



4.7 An angle of 45 degrees is then drawn back from the end of the extension toward the window wall. If the centre of the main window of the adjoining property lies on the extension of both these lines, then the extension will probably cause a noticeable reduction in skylight received by the window. Further details are provided in the BRE guide.

Sunlighting

4.8 The extensive obstruction of sunlight to an existing property or its garden by the construction of a new building or extension is likely to be resented by existing occupiers, and is likely to become an issue in the case of an existing window wall where

- Part of the new development is within 90 degrees of due south of an existing main window wall

And

- In a section drawn perpendicular to the existing

wall the new development subtends an angle greater than 25 degrees to the horizontal measured from a point 2m above the ground (as for daylight analysis).

4.9 Extensions and new development which significantly reduce the sunlight available to the main habitable rooms of an existing property or private garden area will not be permitted.

4.10 Further information and tables for calculating sunlight availability at different times of the year are available in the BRE guide.

5.0 Outdoor Amenity Space

Flats

5.1 For flats, the provision of individual gardens may not be possible, so private communal space will be required to provide an appropriate setting for the building within the local context.

5.2 Developers of ground floor flats are encouraged to provide private outdoor sitting space wherever possible.



5.3 Communal space for flats should be provided with enclosure and some privacy, with robust boundary design.

5.4 The provision of balconies on new buildings in appropriate locations will be encouraged in order to provide outdoor sitting space, where views out will not adversely impact on the privacy of existing buildings and private space. There are however few existing terraced or attached properties in the Borough which could take the addition of a balcony without causing loss of privacy to adjoining properties.

5.5 Communal space provided with flats should be determined by the local context, but as a guide, a minimum of 25m² amenity space per dwelling should be provided, unless the development is very close to useable recreation space in a highly accessible location (such as Eastleigh Town Centre) in which case this requirement can be reduced.

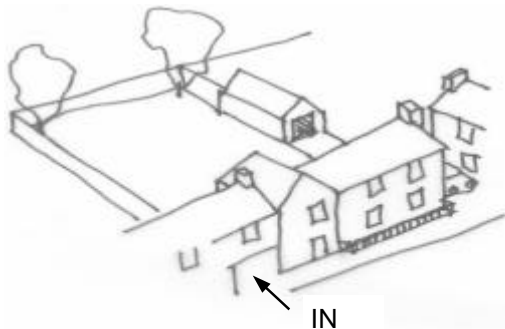
6.0 Accommodating Parking

6.1 Details of residential parking standards are dealt with in 'Hampshire Parking, Strategy and Standards' published in 2002 by Hampshire county Council as supplementary planning guidance. How cars are parked in the context of development has a direct bearing on the amenity, appearance and size of the space between buildings.

6.2 New development is now also required to provide adequate and secure storage for bicycles, and details are also provided in the HCC guidance document.

6.3 Specialist accommodation for older people and for people with disabilities, secure storage space is also required under cover, with an electricity supply, for powered wheelchairs or mobility scooters.

6.4 Provision of in-curtilage parking on house frontages can lead to a car dominated environment with little or no land available for more efficient shared parking.



PARKING BEHIND THE BUILDING LINE

- Where in-curtilage parking for individual houses is appropriate, designers will be encouraged to provide parking or garaging to the side of the house behind the building line.
- Minimum single garage dimensions are 3x 6m to allow for reasonable access and domestic storage.
- Integral garages are best accommodated in wide fronted buildings (at least 6m width and at least 2 storeys in height) to limit car dominance.



6.5 On-street parking can be space efficient, well overlooked, provide traffic calming and keep most vehicular activity on the public side of buildings. Traditional on-street parking is normally parallel to the kerb. Angled parking bays are more efficient, but increase the width of the road more, and can have a negative impact on the ground floor windows of habitable rooms, with lights shining in at night.



6.6 Continuous areas of communal street parking are also visually intrusive.

6.7 **Any extensive residential communal parking areas must be broken up by careful design and tree planting to mitigate their visual impact. Planting should be designed to soften appearance of parking areas, without preventing reasonable surveillance.**

6.8 Appropriate street trees may be planted at intervals of 5-6 car bays.



6.9 Small squares can add interest and provide parking in a traffic calmed environment. Squares with a parking function must be designed to a very high specification to ensure that the appearance is acceptable and appropriate to the context.



6.10 Homezones can provide a shared pedestrian and vehicle frontage with built in traffic calming and parking. Environmental enhancements, space defined by built frontages and the use of high quality surface materials are requirements of a successful scheme. Detailed requirements for new homezones will be set out in site specific development briefs.



6.11 Courtyard parking can offer a parking solution as an alternative to

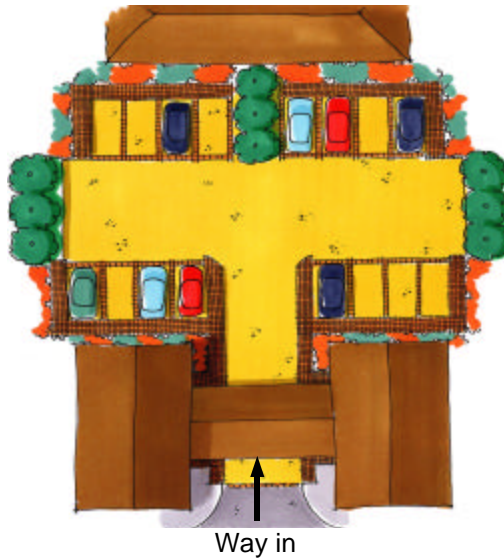
in-curtillage or frontage arrangements. Courtyards may also be needed as a supplement to other forms of parking when adequate parking provision cannot be made by other means alone. Rear courtyard parking and servicing may be particularly appropriate when there is zero setback, or where the frontage is onto a busy main road. Apartments will often need to accommodate some parking in rear courts, depending on the building orientation and the location of amenity space.

6.12 It is essential that rear parking is secure, well lit and well overlooked. Courtyards can be arranged with through routes only if buildings have been placed to overlook and front onto part of the space.

6.13 **Any new rear courtyard parking arrangement must be designed to very high specification to achieve a visually acceptable appearance. Private rear boundaries must be masonry walls, not fences to limit the impact of noise and disturbance on residents. An appropriate standard of lighting must be provided and there must be clear responsibility for the regular maintenance and care of the space.**

6.14 Any block of more than about 10 parking spaces should be broken up and sub-divided with appropriate paving and tree planting to reduce the visual impact.





6.15 A simple, secure approach involves the provision of a rear court with only one access.

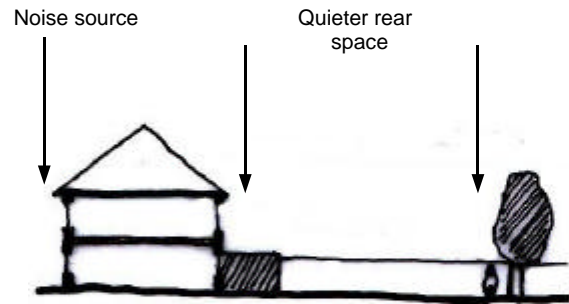
6.16 Privacy and security may be enhanced with an entrance arch, designed to provide for appropriate service vehicle access.

7.0 External Noise Impact on Residential Development

7.1 Applicants should refer to PPG24 'Planning and Noise', other relevant government advice, British Standards and policies 30.ES, 31.ES and 32. ES in the *Eastleigh Borough Local Plan Review* when designing new housing schemes.

7.2 Advice from the Environmental Health Unit should be sought if the impact of noise on a housing site is likely to be a problem.

7.3 It is the responsibility of the applicant to submit sufficient scheme design details incorporating noise protection measures to enable the Local Planning Authority to reach a decision on the acceptability of development in an area subject to external noise sources.



BUILDING USED TO REDUCE IMPACT OF NOISE ON PRIVATE REAR SPACE

7.4 In principle applicants are advised to adopt housing layouts which have a public front facing the main noise source, allowing the buildings to reduce the impact of noise on the private rear space.

7.5 Where external noise is determined to be a major factor affecting development applicants are advised to refer to BS 8233:1999 *Sound insulation and noise reduction for buildings*. A combination of external acoustic screening and acoustic building insulation may be appropriate to reduce noise impact and must be designed to take account of the local context.

Comments on this draft are invited by 14 November 2003. Comments will then be reported back to the Council's Executive, appropriate changes made and a final version published.

Comments should be sent to:
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