



ROCHDALE
BOROUGH COUNCIL

**Guidelines & Standards for
Residential Development
Supplementary Planning Document (SPD)
(Consultation Draft - February 2016)**



John Searle, Director of Economy, Rochdale Borough Council

For information please contact:

Strategic Planning Team - strategic.planning@rochdale.gov.uk - 01706 924252

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1 Introduction

- 1.1 The purpose of this guidance is to assist in the process of ensuring high quality design for residential development throughout the Borough and to supplement the Development Management policies contained within the adopted Unitary Development Plan and emerging Core Strategy. This guidance replaces the ‘Guidelines and Standards for Residential Development Supplementary Planning Guidance Note’ (1995).
- 1.2 The guidance focuses on design issues it is considered should be addressed by developers in formulating development proposals and which the Council will have regard to in considering applications for residential development, other proposals which affect nearby residential uses, and for alterations and extensions to existing dwellings, including development within the curtilage. Once adopted, this guidance will form a material consideration in the determination of planning applications.
- 1.3 The Council acknowledges that there may be certain circumstances where the standards contained within this document are not applicable. The guidance set out in this document may sometimes be outweighed by other material planning considerations. For example, proposals relating to listed buildings or in conservation areas may require enhanced design or extensions to be of a reduced scale.
- 1.4 The guidance is intended to aid all those involved in the development process: applicants and their agents, neighbouring residents, architects, Development Management officers and Councillors. It complements, rather than duplicates, other planning policies and guidance and should be read in conjunction with them.
- 1.5 To assist in promoting good practice and consistency of decision making, certain standards are defined and even small departures from these are unlikely to be acceptable unless it can be demonstrated that no unacceptable harm would result or that other material planning considerations outweigh the harm.
- 1.6 To achieve the objective of high quality development which respects local context and responds appropriately to site constraints, Rochdale Borough Council encourages early engagement and discussions with potential applicants and their agents. More detail about the pre-application service offered by the Council is available on the Council’s website¹.

¹ http://www.rochdale.gov.uk/planning_and_building.aspx

2 Policy Context and the Need for this Document

- 2.1 The Council recognises that new residential development and extensions to existing homes are required to meet the housing needs of the people of Rochdale. In seeking to meet these needs, the Council also has to consider the impact of such development on immediate neighbours and the environment. To ensure consistency and fairness the Council believes that the standards set out in this document will ensure that the impact on neighbouring residents is limited and acceptable, and that the design and appearance of new homes and extensions will make a positive contribution to the local environment.
- 2.2 The document is designed to supplement policies BE/2 of the UDP and policy P3 of the Core Strategy in particular, but should be read in conjunction with all the national and local planning policy and guidance documents outlined below, and any other relevant documents which may emerge during the lifetime of this document.

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

- 2.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. It states that the Government attaches great importance to the design of the built environment and planning policies and decisions should aim to ensure that development responds to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. It promotes high quality design and a good standard of amenity for existing and future occupants of land and buildings.

National Planning Practice Guidance

- 2.4 The National Planning Practice Guidance² adds further context to the National Planning Policy Framework ("NPPF") and it is intended that the two documents should be read together. A number of elements of this guidance relate to the planning application process including:
- When is permission required?
 - Before submitting an application
 - Making an application
 - Consultation and pre-decision matters
 - Determining a planning application
 - Use of Planning Conditions
 - Planning obligations

² <http://planningguidance.planningportal.gov.uk/>

- Flexible options for planning permissions
- Appeals
- Ensuring effective enforcement
- Lawful development certificates

The guidance is also a ‘material consideration’ when taking decisions on planning applications. If a local policy is deemed out of date, local authorities may be directed by the national guidance’s requirements.

Local Planning Policy

Rochdale Unitary Development Plan (UDP)

- 2.5 The Rochdale UDP was adopted in 2006. Development proposals including for the alteration or extension of buildings should comply with the existing UDP until such time it is replaced by the emerging Local Plan.

Rochdale Core Strategy

- 2.6 The Rochdale Core Strategy is the lead document of the Council's Local Plan. Once the Rochdale Core Strategy is adopted, it will replace the Rochdale UDP. It will set the overall direction of growth and development and all other Local Plan documents will need to conform to it.

Supplementary Planning Documents (SPDs)

- 2.7 When considering residential development, relevant SPDs include:
- The Oldham and Rochdale Urban Design Guide Supplementary Planning Documents (SPDs);
 - Affordable Housing SPD;
 - Climate Change and Adaptation SPD;
 - Energy and New Development SPD;
 - Provision of Recreational Open Space in New Housing SPD; and
 - Biodiversity and Development SPD.

All of these SPDs are available to view on the Council’s website.

3 General Guidance

Do You Need to Apply for Planning Permission?

- 3.1 Certain forms of development, such as extensions and changes of use, can in some cases be undertaken without planning permission, using what is known as ‘permitted development rights’. These rights are currently set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 and may be subject to a prior notification process. Permitted development rights change over time and may have changed since the publication of this document. They can also be quite complicated and as such, you are advised to look at the interactive guidance on permitted development rights which is available from the Planning Portal website: www.planningportal.gov.uk. Alternatively, the Council offers a pre-application enquiry service, for which a fee is payable.
- 3.2 Should you require formal confirmation that your proposal does not require planning permission, you may apply for a Certificate of Lawful Development (section 192 of the Town and Country Planning Act 1990) for which plans are required and a fee is payable. Such certificates may be required for conveyancing purposes when you come to sell your property.

Right to Light

- 3.3 You may require the agreement of your neighbour if your proposal would block light to their windows. A right to light will come into existence if it has been enjoyed uninterrupted for 20 years or more, granted by deed, or registered under the Rights of Light Act 1959. Where a right to light is claimed, this is a matter of property law, rather than planning law. The local planning authority will have no role in any private dispute arising and right to light will not form a material consideration in the determination of planning applications.

Building Regulations

- 3.4 Most building works need to comply with building regulations even if planning permission is not required. The Building Regulations set the standard for the design and construction of buildings to ensure the health and safety of people in and around those buildings. They also include requirements to ensure that buildings are energy efficient and accessible for people, including those with disabilities. For more information please visit our website or contact our Building Control team on 01706 924327 or email: building.control@rochdale.gov.uk.

The Party Wall Act 1996

- 3.5 The Party Wall Act 1996 provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings. A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. The Act is separate from obtaining planning permission or building regulations approval and its provisions will not form a material consideration in the determination of planning applications. Further information is available at www.gov.uk.

Heritage Assets

- 3.6 In considering development proposals that may affect the setting, character or appearance of a designated heritage asset, such as a listed building or conservation area, the Council is required by law to have special regard to the desirability of preserving the heritage asset, its settings and any features of special architectural or historic interest. It may be the case that development proposals may be in accordance with the standards outlined in Sections 4 and 5 of this document, but may be considered to cause significant harm to a designated heritage asset, and therefore would be likely to be refused. Thus it is important to ensure that proposals carefully consider impacts upon designated heritage assets and their settings.
- 3.7 The impacts of any proposed development on non-designated heritage assets will also be taken into account. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Green Belt

- 3.8 Development in the Green Belt is strictly controlled to, amongst other things, safeguard the intrinsic character and openness of the countryside. The construction of new buildings in the Green Belt is generally seen as inappropriate unless it is for a number of specified purposes. There are two exceptions (in principle) which are relevant to this document: the replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces; and the extension or alteration of a building, providing that it does not result in disproportionate additions over and above the size of the original building.
- 3.9 In order to determine whether a proposed development satisfies one of the exceptions above, consideration will be given to whether it's siting, height, scale, design and use of materials proposed preserves the openness of the Green Belt. In addition,

applications will need to be accompanied by drawings that demonstrate the floorspace and volume of the original dwelling (or existing dwelling if it is to be replaced or extended) together with the floorspace and volume calculations of the proposed/extended dwelling.

- 3.10 Other than the exceptions outlined above, very special circumstances would have to be demonstrated to justify any residential development in the Green Belt. It would be up to the applicant to provide this justification.

Bin Storage requirements

- 3.11 Residential properties should accommodate space for bins to be stored out of public view to avoid bins dominating residential streets. It is preferable for bins to be stored to the rear of a property away from the street scene or in a designated area that is well-designed, appropriately sited and screened in order to protect the street scene. Different requirements apply depending on the type of property and further information on bin storage requirements, including the dimensions of containers, are provided in Appendix 1. Doors and gates to any communal bin storage areas must be at least 250 mm wider than the largest container. Where there are locked gates or doors, the Council should be provided with four keys, one for each collection crew.
- 3.12 Bin storage areas that require excessive movements from the storage area to the street should be avoided. It may be the case that new occupiers are required to present their bins at a collection point at the nearest adopted highway. Any bin storage areas provided should also be in accordance with other relevant legislation and guidance, such as Building Regulations and Highways requirements. Developers are expected to cover the costs of delivery and supply of all bins for new properties.

Car Parking

- 3.13 It is important that car parking areas are designed in such a way as to prevent parked cars dominating the street scene and to prevent cars overhanging the public highway. On busy roads it will normally be necessary for turning space to be provided within the site to allow cars to enter and leave in a forward gear. In addition, any hardstanding created should be porous or should drain to a porous area to allow water to drain freely.
- 3.14 All car parking spaces must be at least 2.4m in width x 4.8m in length, although it is recommended that where practicable, the width of spaces should be 3.6m to ensure that they are accessible to people with impaired mobility.
- 3.15 Where a car parking space is proposed to the front of a garage with an up and over door, the length of the space must be increased to 5.5m to allow space for the door to open. Where it is not practicable to provide a space 5.5m in length, planning

conditions will be used to require an alternative design of garage door to be installed and retained which does not project beyond the front elevation of the dwelling or garage when opening. These are illustrated in figure 1.

Figure 1 Car Parking in Front of Dwellings



4 New Residential Development

Please note that this guidance should be read in conjunction with the Urban Design Guidance Supplementary Planning Documents, which set out general design principles, as well as all other relevant planning policies and guidance.

Space Standards

- 4.1 Although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. Proposals should avoid causing a significant loss of privacy and/or light for occupiers of neighbouring dwellings. Therefore, the following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties:
- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level directly facing the boundary of the curtilage (Figure 2);
 - (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);
 - (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).
- 4.2 Where buildings of three or more storeys are proposed, or there is a marked difference in levels, it may be necessary for the minimum distances set out in (ii) and (iii) above to be increased.
- 4.3 Exceptions to these minimum space standards may be acceptable in some circumstances and applications will be considered on their individual merits. For example, where the character and density of the surrounding area would be best preserved by reduced distances and this would not detract from the general levels of privacy and amenity typical in the area.
- 4.4 Balconies and elevated terraces can result in adverse overlooking of neighbouring private garden areas or habitable room windows if they are located in close proximity to the boundary of the curtilage. They should be carefully designed to prevent unreasonable overlooking of neighbouring properties.

Figure 2 Directly facing windows and gardens

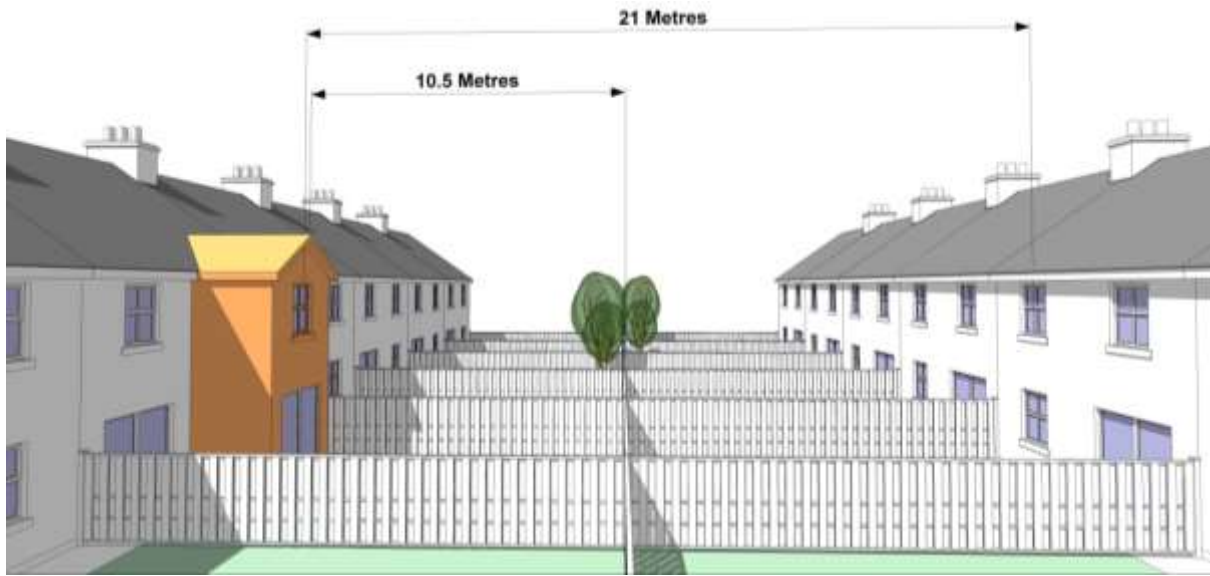


Figure 3 Principal window and two storey secondary elevation



Figure 4 Principal window and single storey secondary elevation



Barn Conversions

- 4.5 Rochdale Borough contains a variety of traditional rural buildings including barns. This guidance should assist applicants when applying for planning permission to change the use of these buildings from their previous use to residential use. Historic England (formerly English Heritage) guidance documents should be referred to when considering proposals to convert traditional rural buildings. Proposed developments should be in line with 'The Conversion of Traditional Farm Buildings: A Guide to Good Practice' or any subsequently produced guidance which replaces this.
- 4.6 The National Planning Policy Framework (NPPF) contains a range of guidance relevant to the conversion of traditional rural buildings. Paragraph 55 of the NPPF recommends that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances including 'where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting'.
- 4.7 When considering an application to convert a traditional rural building, it is essential to establish the architectural, historic, townscape, or scenic qualities that the building possesses. It is acknowledged that traditional rural buildings vary greatly. Some rural buildings are of little or no value either architecturally or historically and generally, these buildings will not be considered worthy of conversion. The acceptability of proposed conversion schemes will be determined by assessing the sensitivity and respect for the qualities of the specific building concerned. Generally, the less alteration that is required, particularly externally, the more appropriate the new use.
- 4.8 To retain the character and architectural integrity of traditional rural buildings, alterations to existing fabric must be kept to the minimum necessary to facilitate residential use. Every effort should be made to ensure that new windows and doors are only inserted into existing openings. Where the introduction of new openings is unavoidable, they should be sensitively positioned and kept to a minimum so that the overall character of the building is not compromised. Proposals which rely on substantial alteration or extension will not normally be permitted. Where an extension is permissible, the new build element should be strictly subordinate in scale to the existing building and respectful of it in the design detailing. Modest alterations such as the introduction of flush 'conservation type' roof lights would normally be acceptable, if they are kept to a minimum and placed in the most possible discreet positions. If the overall effect of a particular proposal destroys the essential character of the building, the conversion will not be permitted.
- 4.9 To ensure the character and appearance of a traditional building is not lost during the course of conversion, works such as re-roofing, masonry repairs, and re-pointing would be required to be carried out using compatible natural materials and traditional techniques. The extent of any curtilage area for the new dwelling would also need to be carefully considered and controlled to retain the countryside character of the area.

Changes of Use

- 4.10 When considering applications for the change of use of a building or part of a building to residential use, the Council will take into account the impact of residential use on the existing area and will also seek to secure a good standard of amenity for the future occupants. For example, residential uses may not be appropriate in certain commercial areas or above hot food take away shops as future residents could suffer from noise and smells nuisance or disturbance from activity late into the evening and early morning and this could affect the operations of the existing businesses.

Subdivision of dwellings

- 4.11 Where older properties have fallen into disrepair, sub-division into smaller units is often the most effective means of bringing such properties back into effective use. Such proposals can also help to meet particular housing needs by providing low cost accommodation, for example, for single people.
- 4.12 The subdivision of a property to create additional dwellings or Houses in Multiple Occupation (HMO) can intensify the level of occupation and may give rise to additional noise and disturbance. Neighbouring residents may be affected adversely, either directly, through party walls, or indirectly, as a result of increased traffic movements and parking problems. Large detached dwellings are generally more suitable for sub-division into smaller units. Terraced properties, unless large, are less suited to this form of development because of noise transmission through party walls and the likelihood that any on-street parking problems which may exist will be compounded.

5 Guidance for House Extensions

- 5.1 Extensions and alterations to existing properties, including dormer extensions, should be carefully designed to protect the amenity of the occupants of adjoining properties. As well as maintaining the space standards set out in Section 4, they should satisfy the standards set out below.
- 5.2 The standards set out below may need to be more stringent if the design of an extension significantly increases the massing of the extension to the detriment of neighbouring occupiers. Applicants are encouraged to incorporate roof designs that minimise the impact of any extension on their neighbours, for example by hipping the roof away from their neighbour.
- 5.3 There may be some cases where a proposed extension complies with the standards set out below but the circumstances of the property and its relationship with other properties, such as a variation in levels or staggered orientation, are such that there will still be an unacceptable impact. Equally, there may be circumstances where a larger extension may be acceptable. Each application will be determined on its merits.
- 5.4 It is important that sufficient garden space is retained for purposes of sitting out, drying clothes and for children to play. An amount of garden area should be retained to meet the reasonable needs of existing and future occupiers. An extension that does not leave sufficient private garden space is unlikely to be acceptable.

Single Storey Rear Extensions

- 5.5 It is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers, bearing in mind that detached properties normally have more space around the property than attached properties, such as terraced and semi-detached dwellings.
- 5.6 The following maximum standard will apply for single storey extensions:
- For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
 - For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)
- 5.7 The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. If the extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree

line measured from the point along the common boundary. This is illustrated in figures 5 and 6.

Figure 5 Single storey extensions

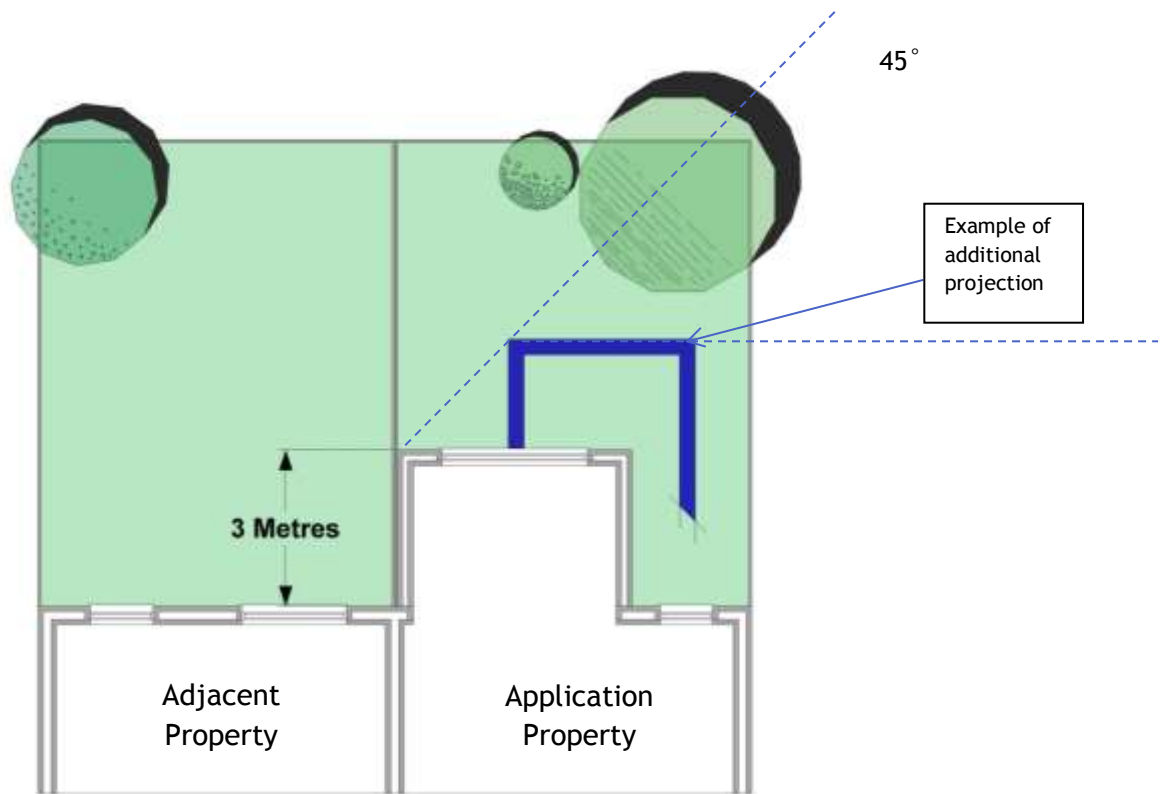


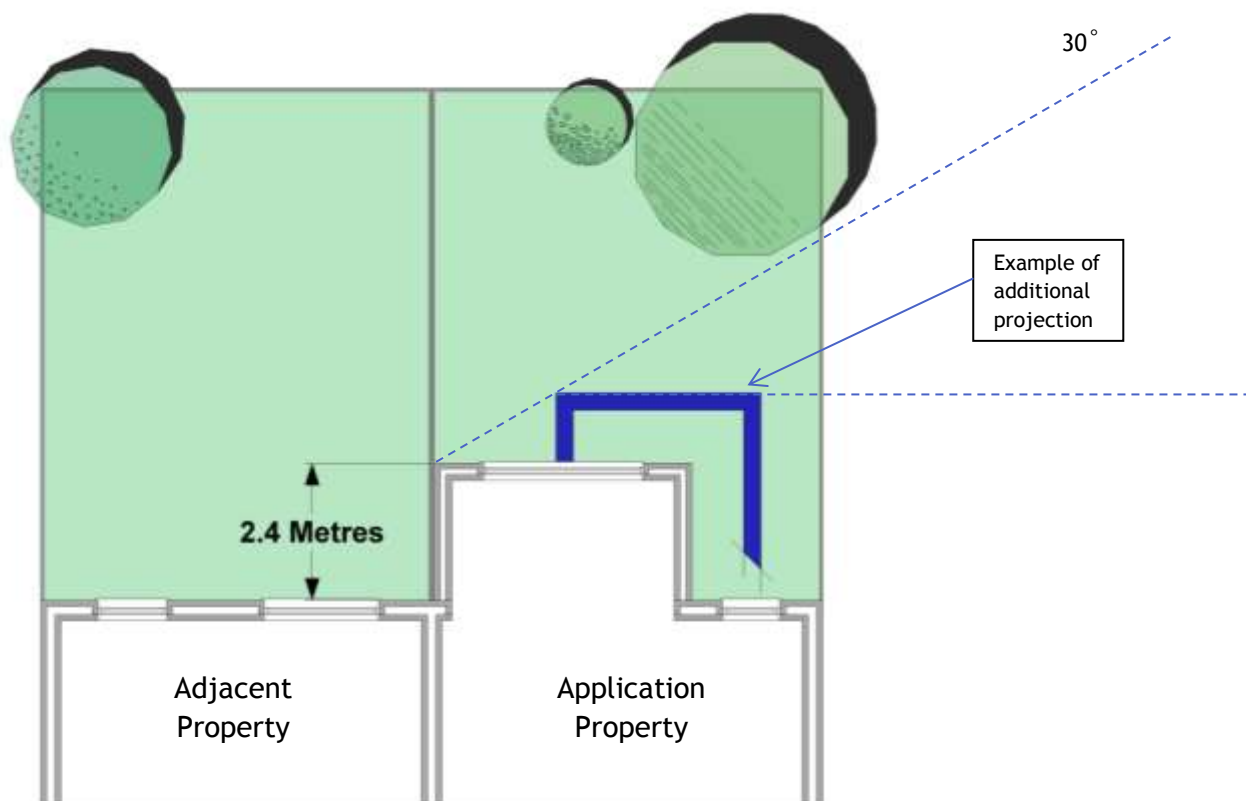
Figure 6 Single Storey Rear Extensions



Two Storey and First Floor Extensions to the Rear

- 5.8 Two storey or first floor rear extensions can have a much greater impact on neighbouring occupiers than single storey extensions, particularly on their enjoyment of their garden area due to the potential oppressiveness of a two-storey wall close to a common boundary.
- 5.9 Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s).

Figure 7 Two Storey Rear Extensions



- 5.10 Where there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, the 2.4m distance will be taken from a point 3m along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling(s).

Side Extensions: Avoiding the 'Terracing Effect'

- 5.11 Where two-storey or first floor side extensions to semi-detached or detached dwellings extend up to the main front wall of the house and close to the boundary of the

curtilage, they can lead to houses appearing to be a terrace rather than separate dwellings, which can harm the property and the character of an area. Proposals that would create a terracing effect, or would have the potential to result in terracing if neighbouring properties extended in a similar way, will not normally be supported.

- 5.12 To preserve the character of streets, two storey and first floor side extensions that lie within 1 metre of the side boundary of the dwelling will not normally be permitted unless either:
- i. The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house; OR
 - ii. The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house.
- 5.13 Exceptions to the above distances will only be possible where there is little chance of a serious terracing effect occurring, for example where dwellings are angled away from each other or the dwelling is on a corner plot.

Figure 8 Two metre Set Back



Figure 9 One Metre Gap to the Side Boundary



Side Extensions to Dwellings on a Corner Plot

- 5.14 Extensions to houses on corner plots can have an unacceptable impact on the street scene by eroding the space around buildings and presenting a hard edge to the public highway. Therefore, planning permission will not normally be granted for a single or two-storey extension to a dwelling on a corner plot unless it maintains sufficient space between the boundary or back of service strip and the nearest part of the extension.
- 5.15 Factors that will be taken into account when determining what constitutes ‘sufficient space’ include the presence of a strong building line and any overriding need to protect it, the proximity of neighbouring buildings, and the space surrounding other buildings in the immediate vicinity of the site and the contribution this space makes to the overall character of the street scene.

Figure 10 Extensions on Corner Plots

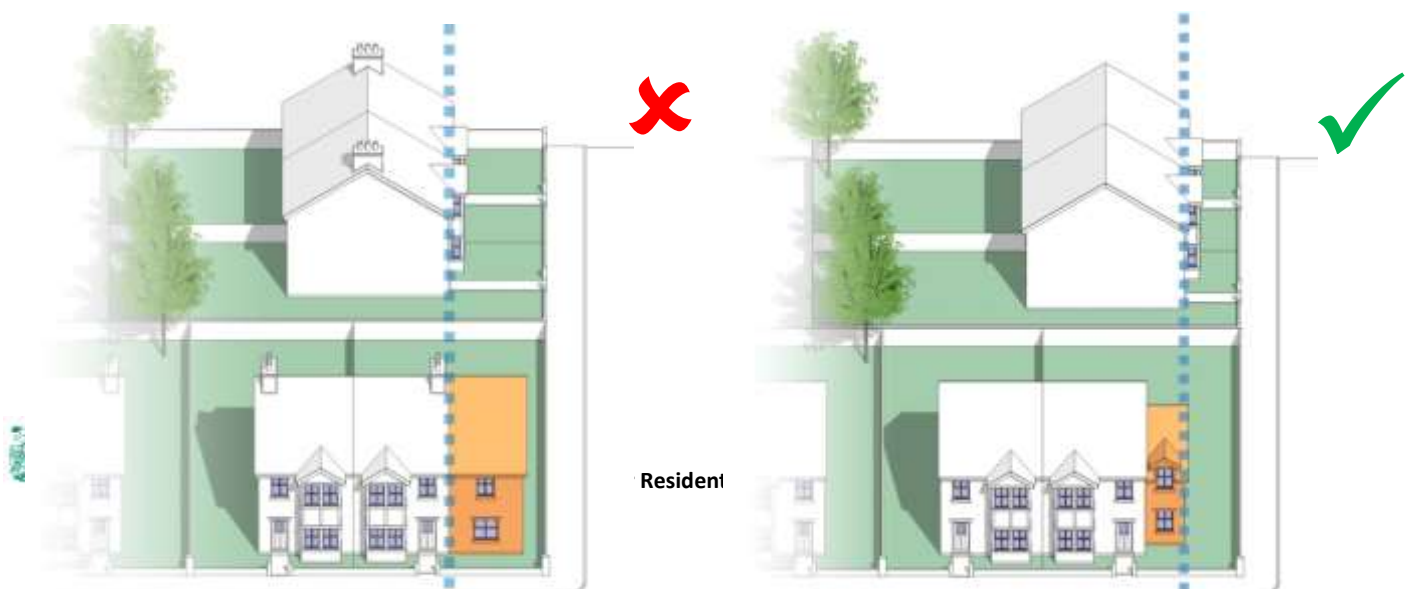


Figure 11 Extensions on corner plots



Dormers

5.16 Dormer extensions can be visually prominent, particularly where they can be seen from the public highway and therefore it is important that they are carefully designed and sited. Dormers to the front elevation will not normally be permitted. Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof.

5.17 The following principles will apply to dormer extensions:

- i. They should not exceed the height of the ridge and where possible, should be sited below the ridge line of the dwelling;
- ii. They should be set back from the eaves line;
- iii. They should be set in from the party/side walls of the house;
- iv. Dormers with flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area;
- v. Dormers which wrap around the side ridges of a hipped roof are not acceptable;
- vi. Dormer windows should normally line up vertically with existing windows and/or be smaller than existing openings and the window design should match the existing window style.
- vii. The materials used in the construction of dormers should match those of the existing roof.
- viii. Dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4. Side facing windows should be obscurely glazed.

5.18 It is accepted that there may be circumstances that justify a relaxation of these guidelines. Each application will be determined on its merits.

Other Considerations in respect of house extensions

Green Belt

- 5.19 Different considerations apply to extensions to properties in the Green Belt. Normally, in principle, extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would be considered appropriate and not disproportionate - it is important to note that this calculation includes previous extensions to the original dwelling. Applications for extensions to properties in the Green Belt should be accompanied by the appropriate calculations with regards to floor space and volume.
- 5.20 However, the characteristics of sites and proposals will vary significantly and each case will be determined on its merits. There may be cases where a 20% increase in floorspace or volume may be considered disproportionate and harmful to openness in one context whereas a 40% increase in floorspace or volume may be considered proportionate and not harmful to openness in another. However, extensions exceeding 50% of the original dwelling's floorspace or volume will rarely be considered to be proportionate.
- 5.21 Disproportionate additions comprise inappropriate development in the Green Belt and will not be approved unless very special circumstances exist that would outweigh the harm to the Green Belt.

Personal Circumstances

- 5.22 Personal circumstances, such as a disability, may make it difficult to provide necessary facilities within the standards set out in this document. The Council may interpret these standards flexibly in such circumstances, but proposals that significantly exceed the standards set out in this document are unlikely to be appropriate.
- 5.23 Although personal circumstances can be taken into account in the determination of a planning application, the more general planning considerations, such as the impact of a development on the character of an area and its impact on the amenity of neighbouring occupiers, are still the principal considerations by which the planning application will be judged. It should be recognised that the needs of a person may exist for only a few years whereas built development is likely to last for decades. Therefore, the erection of a permanent building or an extension to an existing building, which is clearly contrary to Council policy will only exceptionally be justified on the grounds of personal circumstances, and only then when clear justification and evidence has been provided by the applicant which demonstrates that all of the additional space, beyond that supported by policies, is necessary.

- 5.24 The weight that can be afforded to personal circumstances will depend upon the level of information and detail provided by the applicant. Where little or no justification of personal circumstances has been provided, little or no weight can be afforded to those circumstances in the determination of a planning application.
- 5.25 Although it is not possible to provide a list of all potential personal circumstances that will be given weight in the determination of a planning application, one example could include the need for specialist equipment for a disabled person. It may be necessary, for example, to provide a downstairs bedroom which includes space for the turning of a wheelchair and/or a specialist bed that requires a minimum amount of space. In this example, evidence would need to be provided from a competent person such as a doctor as to the nature of the disability and this must include clear justification as to the minimum space requirements. Scale drawings showing the necessary space would also be required. Only the minimum additional space beyond what Council policy would normally allow will be considered appropriate as breaches of the policies are likely to result in harm to the character of the area and/or neighbouring occupiers.

Appendix 1 Recycling and Refuse Container requirements

Dwelling houses

Each individual dwelling with a garden requires a storage area sufficient for the following items of household waste: a paper, card and cartons bin; a glass, cans and bottles bin; a garden and food waste bin and also a residual domestic waste bin. The storage area required to store all four of these bins is: Minimum height 1700mm, Minimum floor space 3120mm x 3760mm.

Each individual dwelling without a garden will need to have a storage area sufficient for the following: a paper, card and cartons bin; a glass, cans and bottles bin; a residual domestic waste bin and also a street food waste caddy. The storage area required to store all four of these bins is: Minimum height 1700mm, Minimum floor space 2660mm x 3220mm.

Table 1: Bin dimensions (individual dwellings)

Type of Container	Volume	Dimensions				Floor Space requirement	
		Height	Width	Depth	Height lid open	Width	Depth
Paper, card and cartons	240 litres	1100 mm	580 mm	740 mm	1700 mm	780 mm	940 mm
Glass, cans and plastic bottles	240 litres	1100 mm	580 mm	740 mm	1700 mm	780 mm	940 mm
Garden and food waste	240 litres	1100 mm	580 mm	740 mm	1700 mm	780 mm	940 mm
Residual domestic waste	240 litres	1100 mm	580 mm	740 mm	1700 mm	780 mm	940 mm
Street food waste	23 litres	405 mm	320 mm	400 mm	630 mm	320 mm	400 mm

Flats and houses in multiple occupancy

For flats, containers allowing the following capacity should be provided:

- For refuse, a minimum of 140 litres per dwelling;
- For mixed paper and cardboard recycling, a minimum of 180 litres per dwelling;
- For other dry recycling, a minimum of 180 litres per dwelling.

Table 2: Bin dimensions (flats and multiple occupancy housing)

	Volume	Dimensions			Floor Space Requirement	
		Height	Width	Depth	Width	Depth
Recycling Container	1100 litres	1380 mm	1270 mm	1000mm	1460 mm	1185 mm
	360 litres	1107 mm	560 mm	815 mm	760 mm	1015 mm
Domestic Refuse Container	1100 litres	1380 mm	1270 mm	1000 mm	1460 mm	1185 mm
	770 litres	1360 mm	1220 mm	780 mm	1440 mm	980 mm
	360 litres	1107 mm	560 mm	815 mm	760 mm	1015 mm

Appendix 2 Glossary

Building line

The line formed by the frontages of buildings along a street. The building line can be shown on a plan or section.

Conservation Area

An area designated by a local planning authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines conservation areas as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Context

The area surrounding a development site. This may be the immediate local area (the site context), or a much wider town-wide context (the strategic context).

Curtilage

The private area belonging to a building. Typically, the garden areas and driveway for a house.

Elevation

Each side of a building (known as the elevations)

Habitable rooms

A habitable room is a well-established term and relates to spaces within a home where the occupants are likely to spend significant amounts of time. The term normally relates to living rooms, principal dining areas, and bedrooms. It would not normally include functional rooms such as bathrooms, landings and kitchens or small rooms such as studies and box rooms. Kitchen-dining rooms are likely to be considered as 'habitable rooms' depending on their function within the household. The Council may take into account the future likely use of proposed and existing rooms in determining whether they should be considered 'habitable'.

Hipped roof

A roof with a sharp edge or edges from the ridge to the eaves where the two sides meet.

In-curtilage parking

Parking within a building's site boundary, rather than on a public street or space.

Listed building

A building as a consequence of its architectural or historic interest, group value or historical association with nationally important people or events. These are placed in one of three grades to give an indication of their relative importance (Grades I, II* and II, in descending order) -with almost 95% of listed buildings falling within the lowest grade. Most works to, or affecting, a listed building require listed building consent.

Local distinctiveness

The positive features of a place and its communities which contribute to its special character and distinguish it from other places.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current

core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act. A local plan is a development plan prepared by district and other local planning authorities.

Original dwelling

The house as it was first built or as it stood on 1 July 1948.

Prior notification process

The application for prior notification form allows you to tell the planning authority about certain proposals which benefit from permitted development rights so they can decide whether you need to get approval beforehand (prior approval).

Principal Window

Windows which are the main source of light and outlook for a particular room. For large rooms, it may be considered that there is more than one principal window, for example where a room extends from the front to the back of the house and where a window exists in both the front and rear elevations. Where two or more windows serve a room, it will normally only be the principal window which is protected by the relevant policies of this document. If there are two or more than two windows serving one room, the principal window may be the larger window or the window with the primary outlook.

Residential Amenity

It is considered as the benefit enjoyed from physical external space which is part of the private home. The benefit enjoyed depends on the quality of space. The level of enjoyment is also dependent on a number of factors, including location, size, orientation, sounds, noise, accessibility and enclosure. Private amenity space is not the same as public open space.

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 individual building elements and the way in which they are combined. The concept is a difficult and ambiguous one: often the word is simply used as a synonym for 'size'.

Supplementary Planning Document (SPD)

Supplementary Planning Documents provide additional detail to Local Development Framework Policies, providing guidance to developers and their designers on what is expected of them. If applications for planning do not conform with the SPD they may be refused.

Sustainable Development

Development that simultaneously meets environmental, economic and community needs without comprising the needs of future generations.

UDP

A Unitary Development Plan (UDP) must be produced by every local authority in England and Wales. It provides the statutory planning framework for the local authority, setting out objectives, policies and proposals for the use of land and buildings in the area for the long term period.

John Searle
Director of Economy
Rochdale Borough Council

For information please contact:
Strategic Planning Team - strategic.planning@rochdale.gov.uk - 01706 924252