

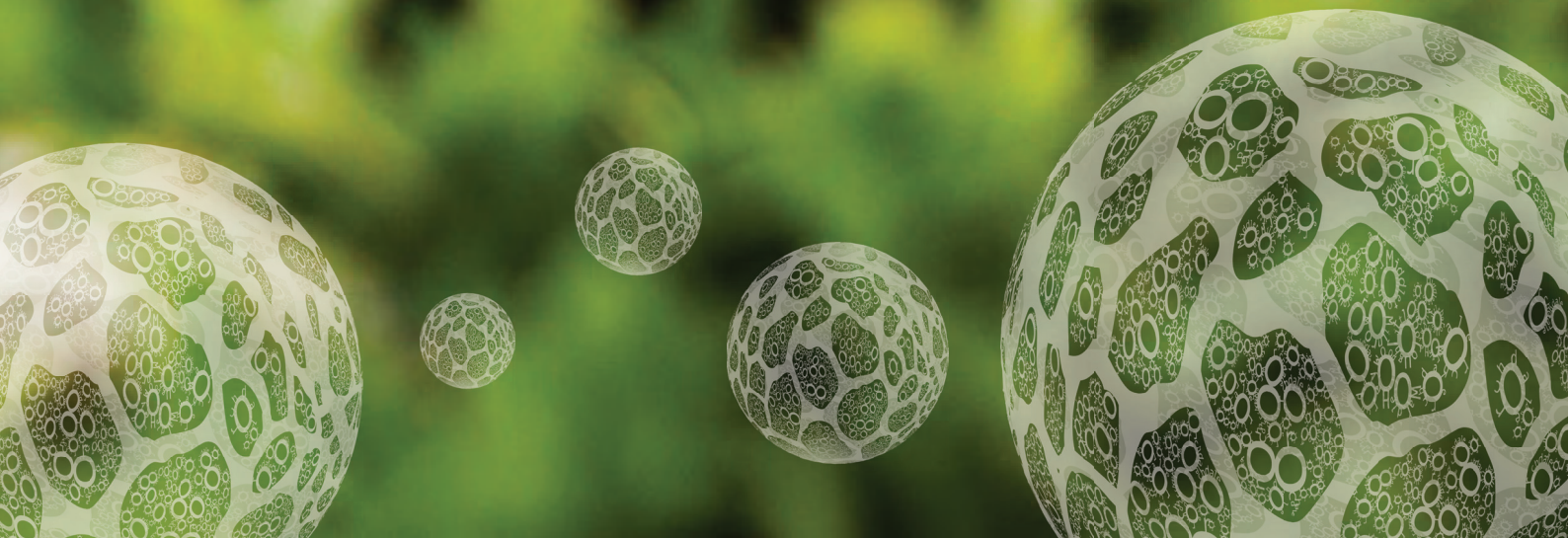


Guidelines & Standards for Residential Development Supplementary Planning Document (Consultation Draft)

November 2014

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1 Introduction

- 1.1 The purpose of this guidance is to assist in the process of ensuring high quality residential development throughout the Borough, and to supplement the development management policies contained within the adopted Unitary Development Plan and emerging Core Strategy.
- 1.2 The guidance focuses on the issues which it is considered should be addressed by developers in formulating 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. For the avoidance of doubt it will also apply to proposed and existing detached outbuildings where appropriate. The guidance does not have the same status as the development plan but, once adopted, will be a significant material consideration in the determination of planning applications. However, the guidance set out in this document may sometimes be outweighed by other material planning considerations. For example, proposals relating to listed buildings or locally important buildings in conservation areas may require extensions to be of a reduced scale.
- 1.3 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 documents currently in force within the Borough. When considering residential development other key policy documents include the Urban Design Supplementary Planning Documents (SPD), Affordable Housing SPD, Climate Change and Adaptation SPD, Energy and New Development SPD and the Provision of Recreational Open Space in New Housing SPD, all of which are available to view on the Council's website.
- 1.4 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 caused.
- 1.5 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 discussion with potential applicants and their agents. More detail about the pre-application service offered by the Council is available on our website:
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.

The National Planning Policy Framework (NPPF)

- 2.2 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development which involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. It includes, as one of its 12 core planning principles, a need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It recognises the need to deliver a wide choice of high quality homes (Chapter 6) and provides advice on the requirement for good design (Chapter 7).

Rochdale Borough Unitary Development Plan (UDP)

- 2.3 The current UDP was adopted in June 2006 and it contains the development plan policies for the borough which set out the general principles that should be considered in the determination of planning applications. This document supplements a number of UDP policies, the following being of particular relevance:

G/H/1 Housing

A supply of housing will be maintained which takes account of regional planning guidance and allows for replacement of dwellings lost through clearance and demolition. To achieve this the plan makes provision of land for a net increase of 240 dwellings per annum in the period 2002 to 2016.

In providing for new housing, emphasis will be placed on making efficient use of previously developed sites and existing buildings within the urban area. This will include promoting higher densities in sustainable locations and maintaining the quality of the residential environment through good design. The plan will also

ensure the provision of a variety of housing in terms of type, size and affordability to meet the needs of all sectors of the local community.

The existing housing stock and residential environment will be improved by a targeted renewal programme in areas of public and older private housing.

H/11 Residential Extensions

Extensions to residential properties will only be permitted where the proposal satisfies the following requirements:

- a) It is compatible with the property to be extended in terms of scale, size, design and building materials;*
- b) It does not adversely affect the character of the street scene;*
- c) It does not unduly affect the privacy and amenity of adjoining residents through overlooking, overshadowing, loss of outlook or daylight;*
- d) It does not unduly deprive the property to be extended of private garden/amenity space, including parking areas;*
- e) It does not prejudice highway safety by obstructing the views of motorists or pedestrians; and*
- f) It does not prejudice similar development by the occupants of neighbouring properties.*

G/BE/1 Design Quality

New development (both buildings and their settings) will be required to contribute to the provision of an attractive, safe and accessible built environment, and in particular contribute to the quality of the townscape and landscape, and accord with the best of its surroundings. Developments that engender local distinctiveness will be encouraged.

BE/2 Design Criteria for New Development

Development proposals will be required to demonstrate good design by:

- a) Ensuring that they are compatible with or improve their surroundings by virtue of their scale, density, height, massing, layout, materials, architectural style and detail and means of enclosure;*
- b) Creating visual interest in areas or buildings lacking character;*
- c) Taking opportunities to retain, enhance or create views, landmarks and other townscape features which make a material contribution to the character of the area and reveal such features to public view;*
- d) Retaining and enhancing the architectural or historic qualities and features of buildings of character;*
- e) Appropriate treatment of open spaces between and around buildings, including the provision of landscaping as an integral part of the development layout;*
- f) Retaining key natural features, including trees, as part of the landscaping of the site;*
- g) Providing for safe and convenient access and circulation;*
- h) Minimising opportunities for crime against people or property;*

- i) Making adequate provision for natural light within and between buildings;*
- j) Minimising the potential environmental impact of and on the development, including noise, air and water pollution.*

Rochdale Borough Core Strategy (CS)

- 2.4 The CS will set out a long-term spatial vision, objectives and the planning and development strategy for the borough up to 2026. Once adopted the CS will replace the UDP. The CS sets out 5 strategic objectives including SO3 – ‘To improve design, image and quality of place’. This objective states that the Council will focus on:

- 1. Raising design quality and promoting sustainable developments;*
- 2. Improving gateways into the borough and main transport corridors to improve the image of the borough;*
- 3. Protecting and enhancing our heritage and natural assets, the special character of our towns, our countryside, open spaces, river valleys and water features; and*
- 4. Create new identity and character where it is lacking (e.g. inner areas and road corridors).*

- 2.5 The following policies of the CS are also of particular relevance to this guidance document:

DM1 - General development requirements

All development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:

- a. Are of high quality design and take the opportunity to enhance the quality of the area;*
- b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;*
- c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;*
- d. Do not impact on amenity due to noise, air, dust, light and odour pollution, traffic generation or inadequate access;*
- e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;*
- f. Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality;*
- g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;*
- h. Minimise opportunities for crime against people or property;*

- i. Take account of ground conditions including unstable or contaminated land and, where a potential risk exists, a survey should be carried out and any necessary remedial measures identified;*
- j. Incorporate, where appropriate, high quality landscape schemes; and*
- k. Have assessed whether the development may be affected by ground instability.*

C3 - Delivering the right type of housing

We will deliver the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough. To do this we will:

- Ensure new development provides housing types that take account of local needs and aspirations;*
 - Ensure that the supply of larger and higher value housing in the borough is improved;*
 - Require a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change;*
 - Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character; and*
 - Support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.*
1. ***In the south of the borough*** the focus will be on widening housing choice and delivering housing that better suits the needs of existing and future residents. To do this we will:
- a. In the East Central Rochdale, Milkstone & Deeplish & Newbold and Falinge, Spotland and Sparth regeneration areas place an emphasis on larger, family housing, including affordable housing, to widen housing choice in areas currently dominated by smaller terraced properties and flats;*
 - b. In central Heywood, Kirkholt, Langley and east Middleton regeneration areas deliver a mixture of housing with an emphasis on good quality family housing;*
 - c. Support lower density housing elsewhere in Heywood, Middleton and Rochdale where it delivers higher value dwellings of a type and size that is currently in short supply across the borough; and*
 - d. Focus higher density development in and around Rochdale, Middleton and Heywood town centres, along major transport corridors, the Canal corridor, and in key district and local centres.*
2. ***In the north of the borough*** there will be a focus on providing a range of higher value housing to attract and retain residents. To do this we will:
- a. Support lower density development if it delivers higher value dwellings of a type and size that are currently in short supply across the borough; and*
 - b. Limit higher density development (50 dwellings per hectare and above) to sites in the centre of Littleborough, close to transport interchanges, and along the canal corridor.*

P3 - Improving design of new development

We will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. The following design principles should be adhered to wherever relevant:

- *Enhancing the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;*
- *Ensuring that buildings contribute positively to the townscape, and be well proportioned;*
- *Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);*
- *Providing an appropriate mix of uses and consider the needs of all sections of society;*
- *Ensuring a development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles;*
- *Providing a hierarchy of routes, streets and spaces, relating positively to visual connections between the development and its surroundings;*
- *Ensuring that the intended functions of buildings and spaces should be easily understood, and their entrances appropriately located and visible;*
- *Ensuring buildings can be easily adapted to meet future/alternative needs of occupants;*
- *Minimising impact upon the environment, and adapting to the impact of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and sustainable drainage (Policies G1 and G2);*
- *Designing buildings and spaces so that quality and appearance can be maintained over time; and*
- *Reducing the monotony and visual impact of car parking areas by using substantial and well integrated landscaping.*

All developments should have regard to the principles outlined in the following documents (or equivalent documents which replace them), which set out in detail the Council's design expectations for new development:

- Urban Design Guides SPDs, September 2007
 - Urban Design Guide SPD, September 2007;
 - Residential Design Guide SPD, September 2007;
 - Public Realm Design Guide SPD, September 2007;
- Littleborough Town Design Statement SPG, 2005;
- Guidelines and Standards for Residential Development SPG, 1995 and;
- Shopfronts and Security Shutters SPD, 2012

Design and access statements and design briefs must include demonstration of how these design principles have been taken into account in the design of development proposals.

3 General Guidance

Do You Need to Apply for Planning Permission?

- 3.1 Where you plan to erect a new dwelling(s) you will need to apply for planning permission. However, if you are looking to extend your existing home, then you may not need to apply for planning permission. These rights are called 'permitted development rights' and are detailed in the Town and Country Planning (General Permitted Development) Order 1995 (as amended). These permitted development rights have changed over time and may have changed further 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.
- 3.2 Should you require formal confirmation that your proposal does not require planning permission, it will be necessary to 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.

Habitable Rooms

- 3.3 The policies in this document are often concerned with protecting residential amenity and in particular '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 may be considered to be a 'habitable room' depending on their function within the household. The overarching consideration when determining a planning application is whether the proposed development will have an unacceptable impact on the amenity of neighbouring occupiers and as no two sites are the same each case will be considered on its merits.
- 3.4 It should be noted that, given the length of time that buildings usually remain in situ, the Council may take into account the future likely use of proposed and existing rooms in determining whether they should be protected as 'habitable'.

Principal Window

- 3.5 The term ‘principal window’, which is used throughout this document, refers to 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 (e.g. 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.

Green Belt

- 3.6 The construction of new buildings inside the Green Belt is generally seen as inappropriate unless it is for a number of specified purposes. Two exceptions are the “*extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*” and “*the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces*” (Para 89, National Planning Policy Framework).
- 3.7 In order to determine whether a proposed development satisfies one of the exceptions above, consideration will be given to whether its 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) together with the floorspace and volume calculations of the proposed/extended dwelling. With regard to extensions, as the characteristics of sites and proposals will vary significantly, it is not considered appropriate to stipulate a percentage figure here with regard to what will be considered ‘disproportionate’. That is, 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. Very special circumstances will have to exist to justify an exception to the strict control of development in the Green Belt. It is up to the applicant to provide this justification.

Personal Circumstances

- 3.8 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 deviate from them are still unlikely to be appropriate.

- 3.9 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. 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 their planning application.
- 3.10 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 as to the nature of the disability (e.g. by providing a signed declaration from a competent person such as a doctor) and 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 and this needs to be balanced against the needs of the applicant.

Right to Light

- 3.11 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. You may therefore need to get the agreement of your neighbour if your extension would block light to their windows. 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 any claim of a right to light will not form a material consideration in the determination of planning applications.

Building Regulations

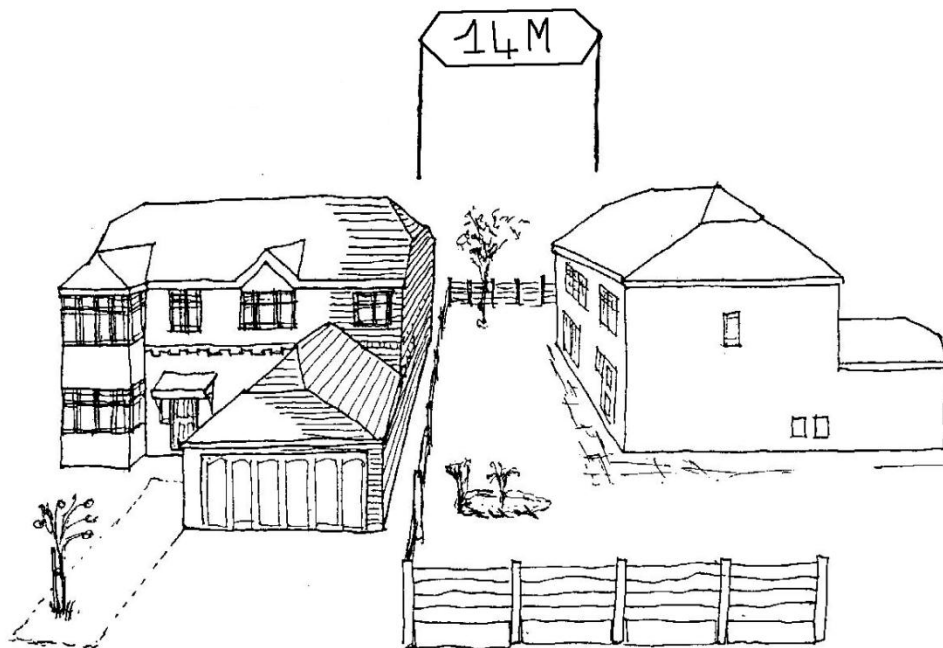
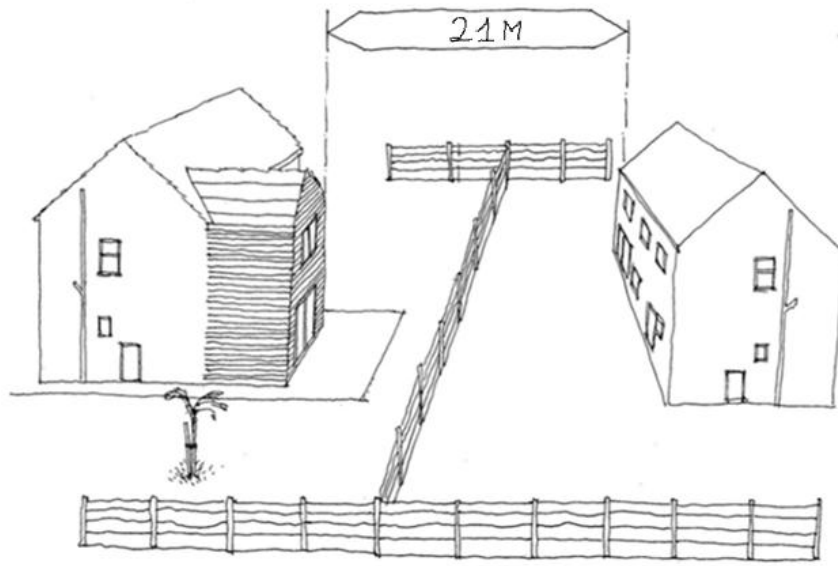
- 3.12 Most building works need to comply with building regulations even if planning permission is not required. The Building regulations set the standard for the design and construction of buildings to ensure the health and safety of people in and around those buildings. They also include requirements 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 tel: 01706 924327 or email: building.control@rochdale.gov.uk.

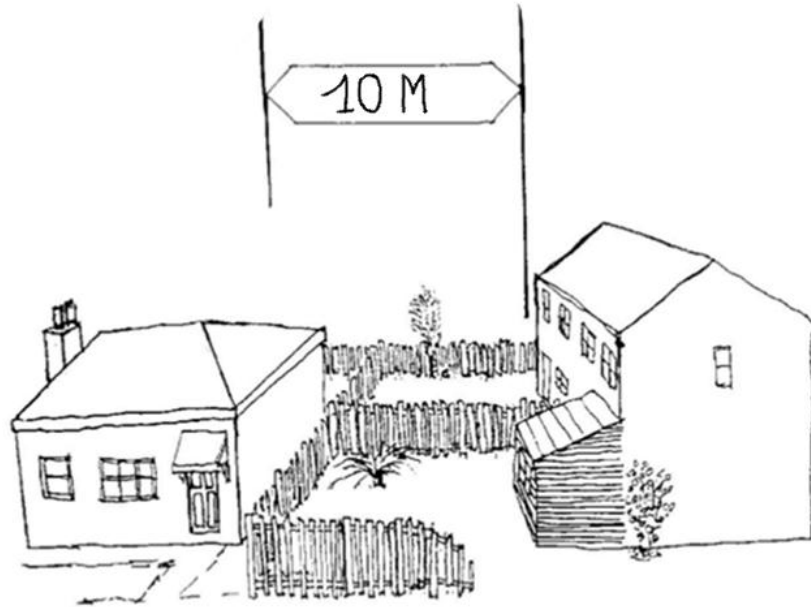
The Party Wall Act 1996

- 3.13 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. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes. 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.

4 Space Standards (Policy HOU1)

- 4.1 Proposals should avoid causing a significant loss of privacy and light for neighbouring occupiers. 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. Therefore, the following minimum space standards will be applied to all residential developments and developments which affect residential properties:
- i. 21m between directly facing principal windows of habitable rooms;
 - ii. 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
 - iii. 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room; and
 - iv. 7m between any open aspect (e.g. from a balcony or raised deck) which has no privacy screen, or window which is not obscurely glazed, and a common boundary with a neighbouring garden.
- 4.2 Where buildings of 3 or more storeys are proposed, or there is a marked difference in levels of 2m or more, it will be necessary for the minimum distances set out in ii and iii above to be increased by the amount equal to the additional height difference.
- 4.3 Exceptions to these minimum space standards may be acceptable in some circumstances. 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 (e.g. in an area characterised by dense terraced housing), if facing principal windows serving habitable rooms are set at a sufficient angle so there is no direct overlooking, or if there is adequate permanent screening along the intervening boundary between properties.





5 Single Storey Rear Extensions (Policy HOU2)

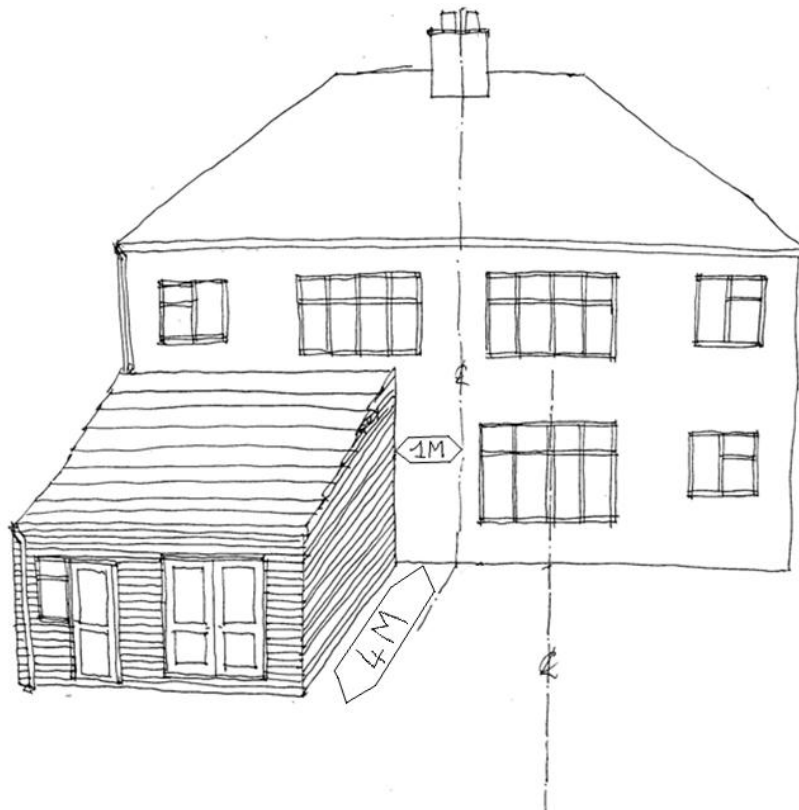
5.1 In many cases single storey rear extensions do not require planning permission. However, where permission is required it is important that they are not overbearing for neighbouring occupiers. Therefore, planning permission will not normally be granted for single storey rear extensions to detached, semi-detached or terraced dwellings that project beyond a 45 degree line drawn from either:

- i. The mid-point of any principal window of a ground floor habitable room in the adjoining or adjacent dwelling(s); OR
- ii. A point 3m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s);

whichever, in relation to a particular adjoining or adjacent dwelling, allows the longer extension. Therefore, extensions which are set off the common boundary can normally project the same distance further out (e.g. an extension that projects 3m along the common boundary could project 4m if it were set in from the boundary by 1m).

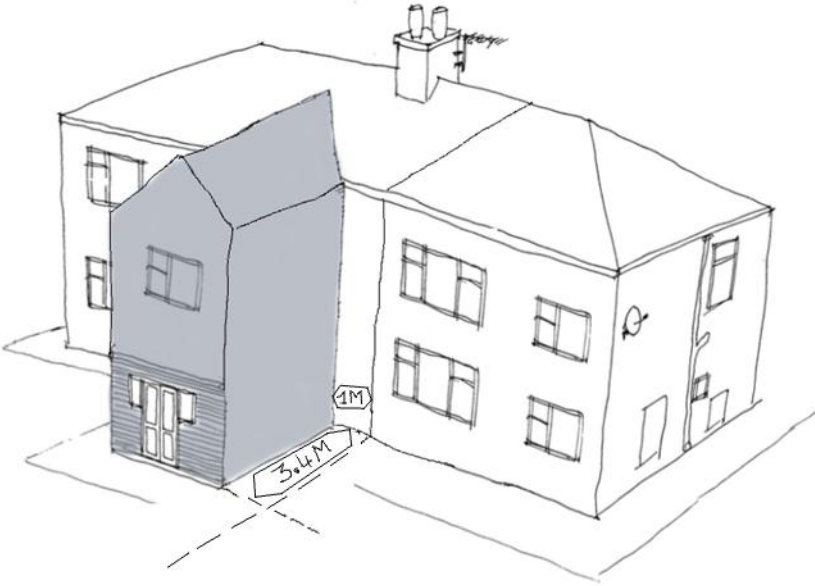
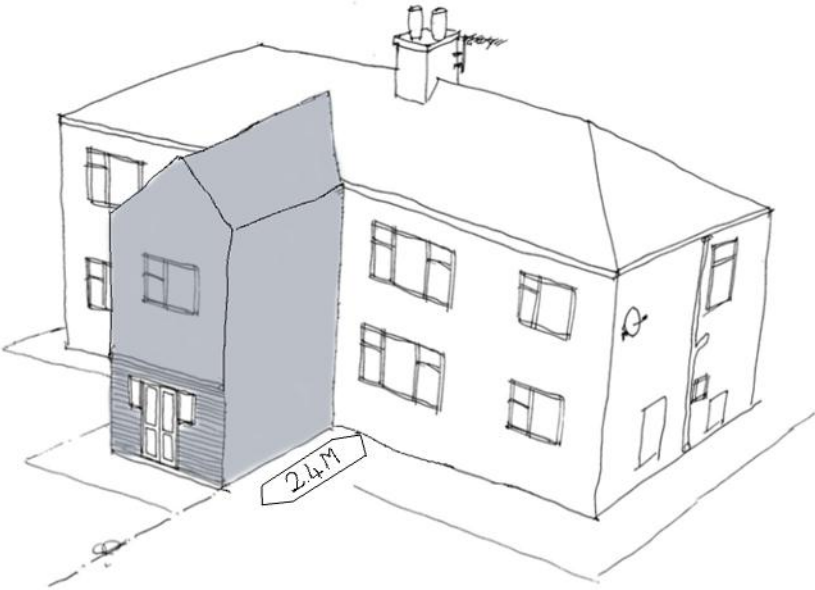
5.2 Where an extension projects beyond the 45 degree line but the distance along that imaginary line is 8m or more then the extension will normally be considered to be acceptable.

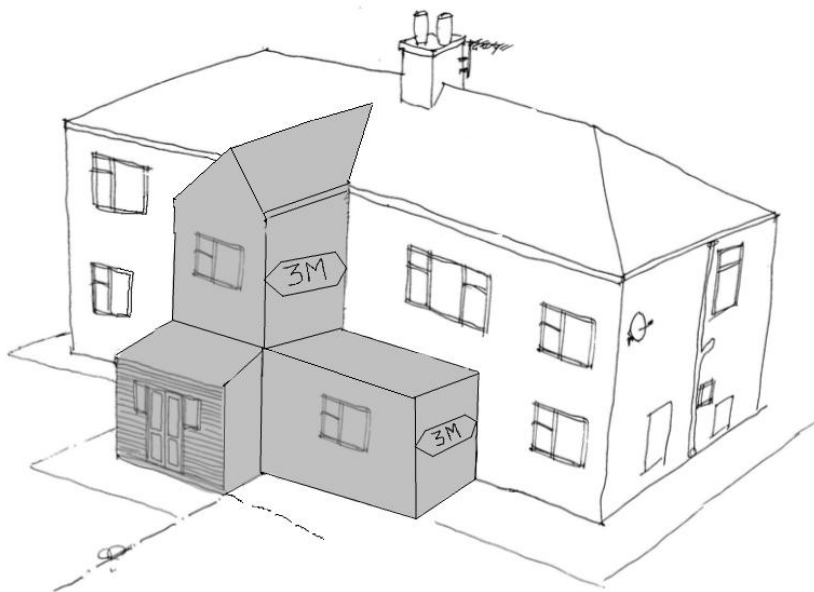
5.3 The 3m distance referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. In addition, applicants are encouraged to incorporate roof designs that minimise the impact of any extension on their neighbours (e.g. by hipping the roof away from their neighbour). The standard above may need to be more stringent if the proposed roof design significantly increases the massing of the extension to the detriment of neighbouring occupiers.



6 Two Storey and First Floor Extensions to the Rear (Policy HOU3)

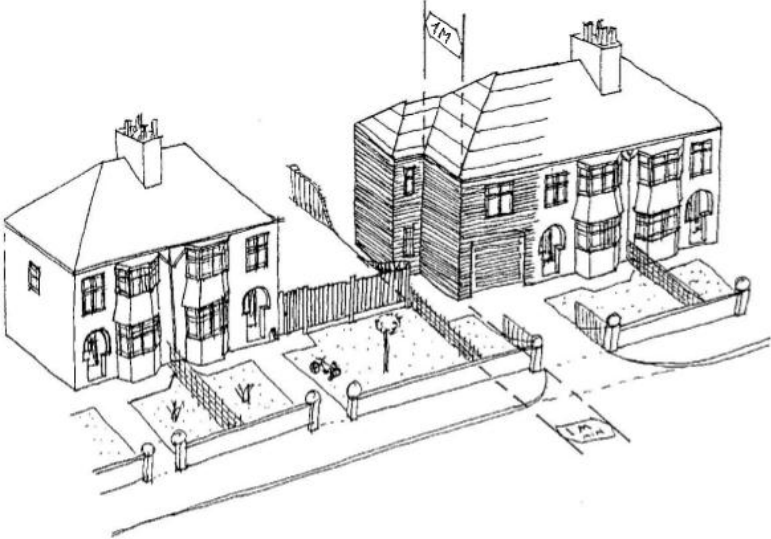
- 6.1 Two storey or first floor extensions can have a much greater impact on neighbouring occupiers than single storey extensions, particularly on the enjoyment of the garden area due to the potential oppressiveness of a two-storey wall close to a common boundary. Therefore, planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 45 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s).
- 6.2 Where an extension projects beyond the 45 degree line but the distance along that line is 12m or more then the extension will normally be considered to be acceptable.
- 6.3 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 that existing extension but the proposed two-storey or first floor extension will not normally be permitted to project beyond a 45 degree line drawn from either:
- i. The mid-point of any principal window of a first floor habitable room in the adjoining or adjacent dwelling(s); OR
 - ii. A point 3m along the common boundary from the first floor rear elevation of the adjoining or adjacent dwelling(s);
- 6.4 whichever, in relation to a particular adjoining or adjacent dwelling, allows the longer extension.





7 Terracing (Policy HOU4)

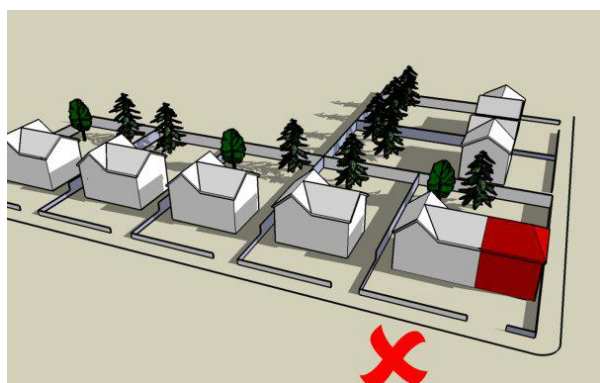
- 7.1 Where two-storey side extensions to semi-detached or detached dwellings extend up to the main front wall of the house, they can lead to houses appearing to be a terrace rather than separate dwellings which can harm the character of an area and/or the dwelling. Proposals that would create a terracing effect, or would have the potential to result in terracing if neighbouring properties extended in a similar way, will not normally be supported.
- 7.2 To preserve the character of streets, two storey side extensions that lie within 1m 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 2m 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 1m from the front main wall of the house.
- 7.3 Exceptions to the above distances will only be accepted 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.



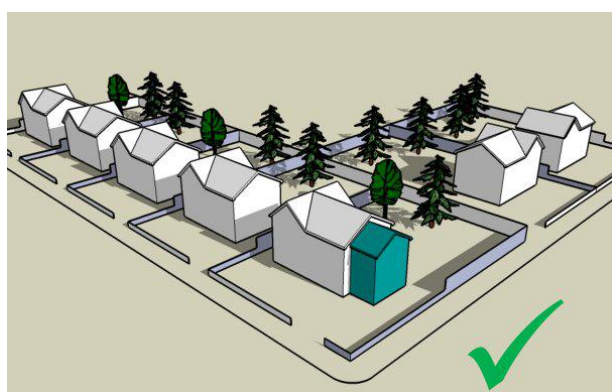
8 Side Extensions to Dwellings on a Corner Plot (Policy HOU5)

- 8.1 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
- 8.2 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.

Poor side extension on a corner plot



Good side extension on a corner plot

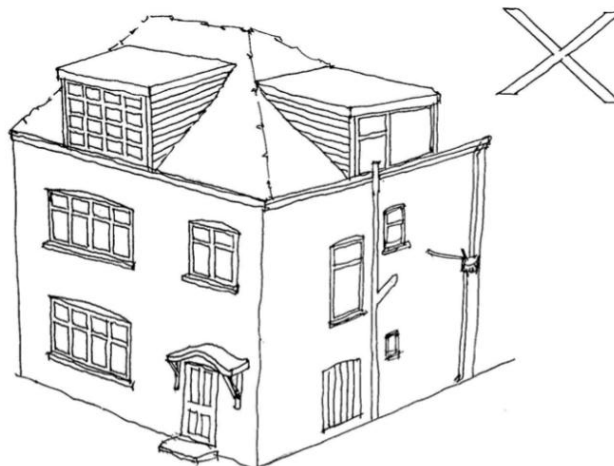
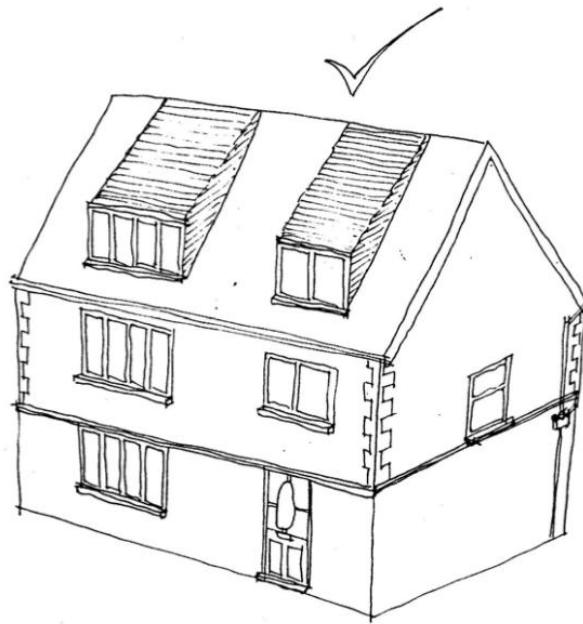


9 Dormers (HOU6)

9.1 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. Proposals for prominently sited dormer extensions will be determined having regard to the following criteria:

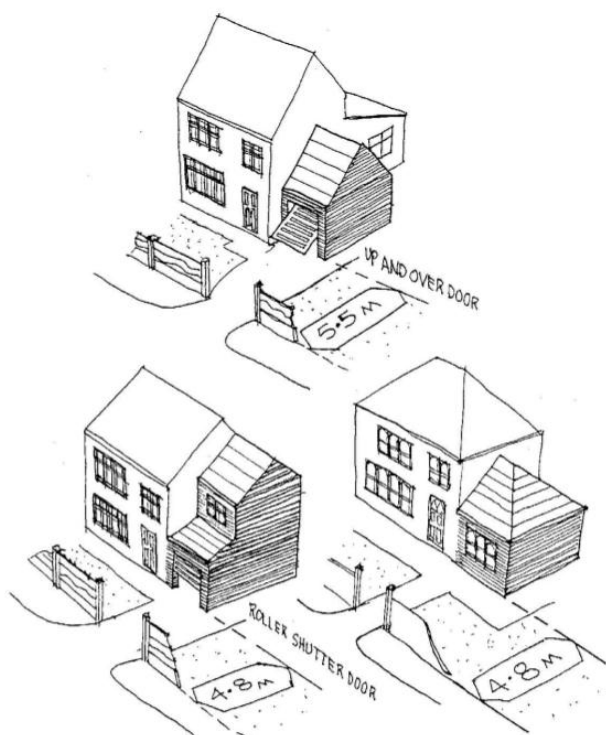
- i. They should be sited well below the ridge line of the dwelling and by at least 0.5m;
- ii. They should be set well back from the eaves line usually so the window cill rests on the roof plane, and by at least 1m;
- iii. They should be set in significantly from the party/side walls of the house and at least by 0.5m;
- iv. They should be modest in size and not occupy a disproportionately large portion of the roof;
- v. Dormers with flat roofs should be avoided, unless they are considered to better respect the design of the parent building and character of the area;
- vi. Dormers which wrap around the side ridges of a hipped roof are not acceptable;
- vii. Materials should be of a high quality and respect the materials of the parent building; and
- viii. Dormer windows should normally line up vertically with existing windows and match their style.

9.2 Prominent dormer extensions (usually to the front of houses) will not normally be permitted in situations where such features would interrupt an otherwise unspoilt roof scape, for example in the case of terraced dwellings where there are no existing dormer extensions within the row.



10 Car Parking (HOU7)

- 10.1 Where off-street car parking is proposed, it is important that it is designed in such a way as 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 hardstandings created should be porous or should drain to a porous area to allow water to drain freely.
- 10.2 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.
- 10.3 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 when opening.



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