

Housing

Policy Title	Policy No.
5.2 HOUSING PROVISION	
The level and phasing of new housing development	H1
Identified housing sites	H2
5.3 AFFORDABLE HOUSING	
Affordable housing within urban areas	H3
Affordable housing within rural areas	H4
5.4 MONITORING HOUSING DEVELOPMENT	
Monitoring housing development	H5
5.5 TOWN CENTRE HOUSING	
Town centre housing	H6
5.6 PROTECTING RESIDENTIAL LAND AND THE HOUSING STOCK	
Protecting the housing stock	H7
5.7 SIZE, TYPE AND DESIGN OF HOUSING	
Meeting a range of housing needs	H8/9
Housing layout and design	H10
Housing density	H11
Subdivisions and conversions	H12/13
House extensions	H14
Enhancing the residential environment	H15

5. Housing

1. INTRODUCTION

5.1.1 One of the central functions of the Local Plan is to ensure an adequate and continuous supply of land for housing development in accordance with the requirements of the Structure Plan. It is equally important, however, that the scale and location of new housing development is consistent with the Green Belt and other environmental objectives of the Plan.

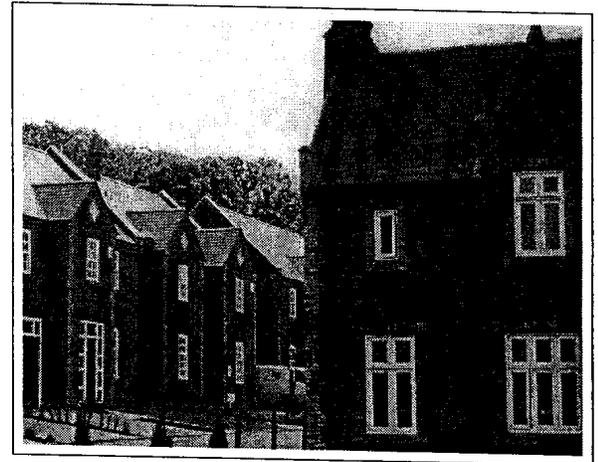
5.1.2 There is a strong demand for new housing in the Borough. During the 1970's and 1980's, the Borough experienced rapid rates of house building even though, certainly in the 1980's, strategic policy was one of restraint of new development. The Borough suffered significant levels of over supply of housing development, in comparison with Structure Plan requirements, in the late 1980's and early 1990's. As a consequence, the Council's planning policies seek to carefully monitor the housing land supply situation and to make appropriate adjustments to that supply to ensure that there is no harm to strategic planning objectives or to the environment of the Borough.

5.1.3 A large proportion of new development has been as a result of windfall, or previously unidentified sites coming forward. Such a level of development has led to concerns about increased traffic generation and higher density residential schemes eroding the quality of the environment within the main towns of the Borough. These concerns over town cramming, however, need to be balanced against the need to make the most effective use of urban land and buildings to maintain the general presumption against development within the surrounding Green Belt areas.

5.1.4 The high demand for housing within the Borough' is as a result of the prosperous local economy and its attractive location within the Thames Valley close to London and other employment centres. A large number of people wish to live within the Borough in addition to the demand for housing which is generated locally. This has led to high house prices and has placed first-time buyers, small households and lower income groups at a disadvantage. The lack of affordable housing locally has also led to recruitment difficulties for local firms. It is

important that the Local Plan ensures a balanced range of housing accommodation to provide suitable and accessible housing to meet all housing needs.

5.1.5 A population decline of around 1,000 people in the Borough between 1981 and 1991 was far outweighed by the growth in the number of households arising from a falling average household size. Thus over 4,500 dwellings were added to the Borough's stock in the period 1981-91 to accommodate the increased demand. These trends of continued demand for housing despite a fairly static population change are set to continue up to 2006; but there will be an emphasis on small units of accommodation. The number of people of pensionable age within the population will further increase, particularly the very elderly who require specialist accommodation and day to day support in-order for them to retain their independence and remain within the community.



The Berkshire Structure Plan 1991-2006

5.1.6 The Berkshire Structure Plan 1991 - 2006, which was adopted in November 1995, makes provision for about 40,000 dwellings in the County for the period 1991 - 2006. A total of 3,500 dwellings is distributed to the Royal Borough. This provision is split between three phases and is designed to enable a reducing rate of house building over the period of the Structure Plan. For the Royal Borough, the rate of house building will fall from an average of 280 dwellings per year in the period 1991 ~ 1996 to 190 dwellings per year in

the period 2001 - 2006. This is in line with the Regional Strategy set out in RPG9 which seeks to divert growth pressures away from 'overheated' and congested areas in the west of the region to inner city areas and the area of the East Thames Corridor.

5.1.7 Key Objectives

- (i) To ensure an adequate supply of housing land in the Borough and to regulate its release, in accordance with the requirements of the Structure Plan.
- (ii) To provide a variety of new dwellings in terms of house size and type to meet a range of housing requirements, but particularly provision for smaller units.
- (iii) To ensure the provision of affordable and social rented housing to meet local housing needs in both urban and rural areas.
- (iv) To require a high standard of design and layout in new housing development.
- (v) To require that appropriate levels of open space and any necessary infrastructure improvements are provided in association with new development schemes.

5.2 HOUSING PROVISION

The level and phasing of new housing development

5.2.1 Policy H1 sets out the proposed level and phasing of new housing development in the Royal Borough up to 2006. This level of provision is in line with the requirements of the Berkshire Structure Plan and relates to a careful study of the potential supply of land in the Borough with regard to the important constraints and objectives identified by this Plan in relation to the Green Belt and "town cramming". It is accepted that this level of provision will not cater for all the forecast needs in the Borough and will probably involve a small amount of net out migration of population in line with levels which occurred in the period 1981-1991.

~~POLICY H1~~

~~PROVISION WILL BE MADE FOR APPROXIMATELY 3,500 NET ADDITIONAL NEW DWELLINGS WITHIN THE BOROUGH BETWEEN 1991-2006 IN~~

~~THE FOLLOWING DEVELOPMENT PERIODS:~~

1991-1996	1,490	DWELLINGS
1996-2001	1,000	DWELLINGS
2001-2006	1,010	DWELLINGS

~~THE OVERALL PROVISION WILL COMPRISE:~~

~~COMPLETIONS ON SITES WITH PLANNING PERMISSION APRIL 1991: 1005 IDENTIFIED NEW SITES OVER 0.4 HA: 860~~

~~UNIDENTIFIED NEW SITES OVER 0.4 HA: 350~~

~~ASSUMED DEVELOPMENT ON SITES UNDER 0.4 HA: 1645~~

~~ASSUMED RATE OF DEMOLITIONS, CONVERSIONS, AND CHANGES OF USE: 360~~

~~NET POSITION: 3500~~

~~5.2.2 The Local Plan provision consists of four elements:~~

~~1. The estimated number of housing completions from outstanding planning permissions at 1 April 1991.~~

~~2. Sites of 0.4 ha and over allocated for residential development within the Plan. These are all sites lying within the built up areas of the District which have been identified as appropriate for development.~~

~~3. An allowance, based on past rates in the Borough, has been made for sites of 0.4 ha and over not identified in the Local Plan.~~

~~4. The estimated number of housing completions on small sites of less than 0.4 ha during the Plan period. The economic recession during the first part of the 1990's, allied with the operation of the Council's former Interim Policy for Housing and Commercial Development suppressed the rate of development of these sites up until 1995. Since 1995, there have been no policy restrictions on the development of small sites.~~

~~5.2.3 The figures in Policy H1 and Table H1 relate to the total number of new dwellings to be built. In line with Regional Guidance and the latest Structure Plan approach, it is necessary to take account of the net effect of changes from conversions, changes of use and demolitions. Between 1984 and 1991, the Royal Borough~~

Table H 1: LOCAL PLAN HOUSING PROVISION

	1991 - 96	1996 - 2001	2001 - 06	1991-2006
Projected completions from:				
- Outstanding commitments	880	125		1,005
- Identified sites ¹	410	250	200	860
- Unidentified sites over 0.4 ha	-	115	235	350
- New small sites	320	630	695	1,645
GROSS completions	1,610	1,120	1,130	3,860
Allowance for demolitions, conversions and changes of use	-120	- 120	-120	-360
NET completions	1,490	1,000	1,010	3,500

¹.Incorporates 10% lapse rate on sites not started as at 31.3.98.

~~experienced an estimated net loss of 24 dwellings per annum from demolitions and conversions. Assuming a continuation of these past trends, a further 360 units could therefore be lost in the period 1991-2006.~~

~~5.2.4 Allowing for the net effect of demolitions and conversions therefore reduces the projected increase in the Borough's dwelling stock to 3,500 by the year 2006. This equates to the Structure Plan provision of 3,500 (Structure Plan Policy H2).~~

~~5.2.5 The phasing put forward for new housing development reflects the high level of outstanding commitments at April 1991 and allows for a progressive reduction in the housebuilding rate over the Plan period as the level of employment development within the Borough decreases. This will help to ensure a continuous supply of land throughout the Plan period in accordance with PPG12, which recognises the need for phasing the release of land in order to prevent the total planned provision for an area being exhausted in the early years of the Plan.~~

POLICY H2

THE BOROUGH COUNCIL WILL ALLOCATE SUFFICIENT HOUSING LAND WITHIN THE BOROUGH TO PROVIDE APPROXIMATELY 860 DWELLINGS BETWEEN 1 APRIL 1991 AND 30 MARCH 2006. THE IDENTIFIED SITES WILL BE

RELEASED FOR DEVELOPMENT IN ACCORDANCE WITH THE SCHEDULE SET OUT BELOW AND PLANNING PERMISSION WILL NOT BE GRANTED FOR THE DEVELOPMENT OF A SITE MORE THAN 12 MONTHS BEFORE THE BEGINNING OF THE PHASE TO WHICH IT IS ALLOCATED.

5.2.6 The sites in Policy H2 are allocated in order to satisfy the housing requirement of the Structure Plan and to maintain a five year supply of land for private housebuilding in accordance with PPG3. Appendix 11 contains details of the identified sites. The sites should be developed in accordance with other Policies in this Plan, in particular the design and layout standards contained in Policies DG1 and H14 and the open space standards set out in Policies R3 - R6. The Council will also have regard to supplementary planning guidance setting out requirements and guidelines for the development of each site not yet committed for development (June 1998). Such guidance will also provide information on the infrastructure improvements required in connection with the development of these sites, and indicate any other known constraints. In appropriate cases, detailed planning briefs will be prepared. Each site will also be assessed for its suitability for affordable housing provision under Policy H3.

5.2.7 The Council will monitor the implementation of the phasing policy in accordance with Policy H5.

SCHEDULE - POLICY H2

SITES FOR DEVELOPMENT 1991 - 96¹	Area (Ha)	No. of Units (net) gross
1 Fratons, Newlands Drive, Maidenhead	0.6	5
2 Heywood Court and 5 - 20 Heywood Court Close, Woodlands Park	0.8	30 (-4)
3 Jenkinsons Yard, Simpson Close, Maidenhead ²	0.5	30
4 Land to rear of Blackamoor Lane, Maidenhead	2.1	66
5 Land at Lonsdale Close/Ray Mill Road East, Maidenhead	1.2	15
6 Norden Farm, Altwood Road, Maidenhead	0.9	25
7 Land adj. Courthouse School, Courthouse Road, Maidenhead	0.8	32
8 Clarefield Court Hospital, Furze Plait Road, Maidenhead	1.5	13
9 Land to rear of Alma Road/Clarence Road, Windsor	0.6	46
10 Bumel House, Bolton Avenue, Windsor	0.6	8
11 Clewer Hill Lodge and adj. land, Park Comer, Clewer Hill Road, Windsor	1.2	38
12 Land off St Ltrkes Road, Old Windsor	0.7	11
13 Land north-west of Charters Way, Sunningdale	0.4	5
14 Crown Hill Court and land to rear, Brockenhurst Road, South Ascot	0.7	34 (11)
15 Agincourt, London Road, Ascot	0.9	26
16 Woodcote, Windsor Road, North Ascot	2.2	12
17 25 Windsor Road and land adjacent Poulcott, Wraysbury	0.5	26
		422

¹ Planning permission has been granted for all sites in the first phase.

² Subject to resolution of contaminated land problem.

SITES FOR DEVELOPMENT 1996-2001¹	No. (net)	No. (net) gross
18 Maidenhead Isolation Hospital, St Marks Road, Maidenhead	0.8	48
19 Little Lowbrook Farm, Woodlands Park Road, Maidenhead	2.9	55 (54)
20 Land off Whurley Way, Maidenhead	0.5	16
21 The Chase, Cannon Court Road, Maidenhead	2.4	23
22 Berkshire College of Art & Design, Raymond Road, Maidenhead	1.3	35
23 Land at King Edward VII Hospital, St Leonards Road, Windsor	0.9	30
24 Land rear of The Nest to Middle Kimbers, Dedworth Road, Windsor ²	0.4	20
25 Blythwood, rear of Sutherlands Chase, North Ascot	2.4	34
		261

¹ Planning permission has been granted for all sites in the second phase.

² Permission granted for 49 units on larger site incorporating site 24 and a site previously unidentified for housing.

SITES FOR DEVELOPMENT 2001 – 2006		Area (Ha)	No. of units gross (net)
26.	Badnell's Pit, Blackamoor Lane, Maidenhead ¹	3,8	119
27.	Altwood Crest Home, Cannon Lane, Maidenhead	2.2	40
28.	Kennel Green Nursery, Burleigh Road, North Ascot	5.4	60
			219

Notes: The total homing provision is given in gross numbers. In monitoring the take-up of this provision, account will be taken of the net effect of demolitions. These are indicated against individual sites where the net change is shown in brackets.

¹ Subject to resolution of contaminated land problem.

5.3 AFFORDABLE HOUSING

Affordable housing within urban areas

POLICY H3

THE BOROUGH COUNCIL WILL SEEK TO ACHIEVE THAT A PROPORTION OF THE TOTAL CAPACITY OF SUITABLE RESIDENTIAL SCHEMES BE DEVELOPED IN THE FORM OF AFFORDABLE HOUSING TO MEET THE NEEDS OF "QUALIFYING PERSONS" AS DEFINED BY THE BOROUGH COUNCIL. SUITABLE SITES WILL INCLUDE SITES OF 0.5 HA OR OVER OR SCHEMES PROPOSING 15 OR MORE NET ADDITIONAL DWELLINGS. THE COUNCIL WILL WISH TO ENSURE THAT SUCH HOUSING IS RETAINED FOR SUCCESSIVE "QUALIFYING OCCUPIERS".

5.3.1 The Council will seek to achieve by negotiation the provision of affordable housing within suitable residential schemes. A community's need for affordable housing is a material planning consideration (PPG3 and DETR Circular (6/98)), and both Regional Planning Guidance and the Berkshire Structure Plan advocate policies in local plans which respond to that need. Affordable housing may be low-cost market, shared equity or rented accommodation and the Council will encourage a wide range of initiatives. Its priority however, will be the provision of social rented housing.

5.3.2 A Housing Needs Assessment carried out during 1994/95 showed a net demand for about 1400 units of affordable accommodation during the subsequent three years and for up to 2000 units for the remaining Plan period overall.

This would absorb all the Borough's uncommitted housing supply. The Assessment also indicates that approximately 85% of those in need would only be able to afford public rented housing. A new assessment of housing need within the Borough is being undertaken and will be reported during 1999.



5.3.3 The Authority faces exceptional constraints in the provision of affordable housing, due to planning constraints, including Green Belt, and to very high land values. The Council recognises that it is unlikely to be able to satisfy the identified demand during the Plan period, but the need is so acute that it will negotiate, for the provision of some affordable housing on all suitable sites. This will also be a material consideration in determining planning applications. The Policy will be implemented in accordance with Circular 6/98, having regard to the exceptional constraints that the Secretary of State has accepted, exist in the Borough. All sites of 0.5 ha or over, or schemes proposing 15 or more net additional dwellings will therefore fall to be considered under the Policy. Further detailed requirements on the implementation of the Policy

will be set out in Supplementary Planning Guidance.

5.3.4 The Council will also take into account the proximity of local services and facilities, access to public transport, the economics of provision and the need to achieve a successful development (for example, the need to determine an appropriate proportion and mix of affordable housing), in assessing whether a scheme or site is suitable for accommodating an element of affordable housing.

5.3.5 These criteria will be used to set indicative targets, as Supplementary Planning Guidance, for the sites identified in the Schedule to Policy H2. The criteria will also be applied to suitable 'windfall sites', with a brief study of a site's suitability being carried out by the Council, based on the above criteria, as part of the determination of planning applications on such sites. In the period 1995-1998, the Council generally sought to achieve the provision of 30% of the total units provided on any individual site as affordable housing. In appropriate circumstances, the Council will be willing to consider the provision of affordable housing requirements by developers on alternative sites that would not otherwise have been used to accommodate affordable housing.

5.3.6 The Council will expect most affordable housing to be provided through registered social landlords (i.e. registered housing associations), or similar bodies and that it will be made available to 'qualifying persons' as defined by the Council. The definition of this term will be reviewed from time to time, but it currently extends to:

1. persons registered and recognised as being in housing need on the Council's Housing Needs Register;

2. persons accepted -as being homeless by the Council;

3. persons registered as being in housing need with a registered social landlord approved by the Council, provided that person:

i) is an existing resident of the Borough (and has been resident for a continuous period of not less than 6 months) requiring separate accommodation, or who is currently living in accommodation unsuited to his/her needs; or

ii) is an existing tenant of a registered social landlord already resident in the Borough;

4. persons with learning disabilities or other special housing needs accepted as such by the Council or referred to by local District Health Authorities under their 'Care in the Community' programmes.

It is also important to ensure that affordable housing remains available to successive occupiers of such properties. This will be achieved by use of conditions or planning obligations, as appropriate.

Affordable housing within rural areas

POLICY H4

IN EXCEPTIONAL CIRCUMSTANCES THE BOROUGH COUNCIL MAY PERMIT THE PROVISION OF AFFORDABLE HOUSING WITHIN RECOGNISED SETTLEMENTS IN THE GREEN BELT SUBJECT TO ANY APPLICATION MEETING ALL THE FOLLOWING CONDITIONS:-

- 1) ANY SCHEME WILL MEET A PROVEN LOCAL NEED FOR AFFORDABLE HOUSING WITHIN A DEFINED LOCAL AREA AGREED BY THE BOROUGH COUNCIL IN CONSULTATION WITH THE RELEVANT PARISH COUNCIL;**
- 2) ANY SCHEME SHOULD BE LIMITED TO A SMALL GROUP OF DWELLINGS AND OTHERWISE MEET THE REQUIREMENTS OF POLICY GB2.**

THERE SHOULD BE NO CONFLICT WITH OTHER POLICIES OF THE PLAN.

PROPOSALS OFFERING HOUSING AT A DISCOUNTED INITIAL PURCHASE PRICE ONLY OR WHICH DEPEND UPON THE DEVELOPMENT OF OTHER SPECULATIVE HOUSING WITHIN THE GREEN BELT WILL NOT BE PERMITTED.

5.3.7 Studies of Housing Need in the Borough indicate needs in the rural parts of the Borough. As an exception to normal restraint policies, the Council may be prepared to allow small scale housing schemes within the recognised settlements of the Borough in order to provide housing for those whose incomes are insufficient to enable them to acquire accommodation on the open market. This will help to maintain stable and

balanced rural communities. The Council, however, will need to be satisfied that:

1. the need for new housing is genuine and has been proven by a local survey. Local needs in this case are considered to comprise:

- ♦ existing residents of the settlement or from adjoining parishes who require separate accommodation or are currently living in accommodation unsuited to their needs;
- ♦ people whose work in the local community requires them to live locally;
- ♦ people who are not necessarily resident locally but have long-standing links with the local community (e.g. relatives).

2. the need cannot be met elsewhere within the area;

3. the development is small scale and meets the requirements of other relevant policies in the Local Plan, in particular the policies in Chapter 2 of the Plan and Policies H3 and H10;

4. the development is not adjacent to an urban settlement but is within the boundary of a recognised settlement with adequate local facilities, such as schools and shops etc;

5. the housing will be effectively managed, normally by a village trust or a housing association, or possibly in partnership with the Local Authority, to ensure that the benefits of the scheme will be passed on to subsequent occupiers;

6. the scheme does not involve any speculative development.

5.3.8 A legal agreement will be sought to ensure that the scheme is implemented in the way outlined.

5.4 MONITORING HOUSING DEVELOPMENT

POLICY H5

THE COUNCIL WILL MONITOR THE RATE OF RESIDENTIAL DEVELOPMENT DURING THE PLAN PERIOD AND WILL SEEK TO ACHIEVE A FIVE YEAR SUPPLY OF HOUSING LAND WHICH IS CONSISTENT WITH THE PROVISIONS OF POLICIES H1 AND H2. PLANNING PERMISSION FOR DEVELOPMENT

WHICH WOULD CONFLICT WITH THOSE POLICIES WILL ONLY BE GRANTED IN EXCEPTIONAL CIRCUMSTANCES.

5.4.1 Current government advice (PPG12 Local Plans) concerning the phasing of housing development indicates the need for flexibility, particularly in respect of the emergence of unidentified sites, and the need to adjust the timing of land releases where development exceeds or falls short of the planned provision. In view of the assumptions contained within the Plan concerning small site development, the Council will regularly monitor the available land supply. During the period of the Plan it may be necessary to review the release of sites in order to ensure an adequate supply of land in accordance with five year land requirements, or to moderate any potential overshoot in relation to the phasing policy of the Structure Plan. For all developments, contributions will be sought as appropriate to the highway infrastructure pool referred to in Policy IMP1.

5.4.2 If monitoring indicates that the amount and rate of development will satisfy Policies H1 and H2, planning permission for further sites will only be granted in exceptional circumstances. These may include proposals which form part of a town centre development scheme, those which can demonstrate exceptional environmental and/or community benefits or proposals which would make a significant contribution towards meeting the Borough's need for affordable housing. In any such case, there should not be conflict with any other policies of the Plan.

5.5 TOWN CENTRE HOUSING

POLICY H6

THE BOROUGH COUNCIL WILL GRANT PLANNING PERMISSION FOR THE PROVISION OF ADDITIONAL RESIDENTIAL ACCOMMODATION WITHIN TOWN AND OTHER SETTLEMENT CENTRES OUTSIDE THE GREEN BELT, AND WILL NORMALLY REQUIRE AS A MINIMUM WITHIN REDEVELOPMENT PROPOSALS THAT THE EXISTING NUMBER OF UNITS OF RESIDENTIAL ACCOMMODATION ARE REPLACED. IN PARTICULAR THE BOROUGH COUNCIL WILL ENCOURAGE THE RE-USE AND CONVERSION TO RESIDENTIAL ACCOMMODATION OF OFFICE SPACE AND VACANT UPPER

FLOORS IN SHOPPING AREAS AND FAVOURABLY CONSIDER THE CONVERSION OF VACANT OFFICES ELSEWHERE.

5.5.1 The provision of residential accommodation within the town and village centres in the Borough helps to maintain the character and vitality of these areas. Small units of accommodation also contribute towards meeting local housing needs.

5.5.2 The Council will encourage the re-use of vacant upper floors in town and settlement centres for residential use and will require an element of housing within all appropriate redevelopment sites. Where there are existing units of accommodation the Council will require, as a minimum, that an equivalent number of units are provided within redevelopment schemes.

5.6 PROTECTING RESIDENTIAL LAND AND THE HOUSING STOCK

POLICY H7

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF RESIDENTIAL LAND OR ACCOMMODATION IN RESIDENTIAL USE EXCEPT WHERE:

- 1) THE PROPOSAL WOULD PROVIDE ESSENTIAL COMMUNITY SERVICES OR OTHER TYPES OF RESIDENTIAL USES SUCH AS NURSING HOMES FOR THE ELDERLY; OR**
- 2) IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE BOROUGH COUNCIL THAT A CHANGE OF USE IS THE ONLY MEANS OF PRESERVING A LISTED BUILDING; OR**
- 3) THE EXISTING ACCOMMODATION IS NOT SELF-CONTAINED AND A SEPARATE SATISFACTORY AND SAFE ACCESS CANNOT BE PROVIDED.**

IN ALL CASES THE PROPOSED DEVELOPMENT MUST NOT ADVERSELY

AFFECT THE AMENITIES OF ADJOINING PROPERTIES OR THE CHARACTER OF THE AREA.

5.6.1 The Council will resist the loss of residential land or the loss of residential accommodation as this would affect the capacity of the Borough to meet its housing requirements and would also lead to increasing pressure to release land within the Green Belt. Exceptions will normally only be considered where overall planning benefits would result, such as the provision of essential community services, for example a doctor's surgery, or the retention of a listed building.

5.7 SIZE, TYPE AND DESIGN OF HOUSING

Meeting a range of housing needs

POLICY H8

THE BOROUGH COUNCIL WILL EXPECT DEVELOPMENT/REDEVELOPMENT PROPOSALS FOR ALL APPROPRIATE SITES TO CONTRIBUTE TOWARDS IMPROVING THE RANGE OF HOUSING ACCOMMODATION IN THE BOROUGH AND WILL PARTICULARLY FAVOUR PROPOSALS WHICH INCLUDE DWELLINGS FOR SMALL HOUSEHOLDS AND THOSE WITH SPECIAL NEEDS.

POLICY H9

WITHIN ALL NEW HOUSING SCHEMES THE BOROUGH COUNCIL WILL SEEK THE PROVISION OF UNITS WHICH ARE ACCESSIBLE TO THE DISABLED, IN ACCORDANCE WITH IDENTIFIED LOCAL NEEDS.

5.7.1 Social and demographic trends indicate the need to provide a wide range of dwelling sizes and types within the housing stock. The Council therefore, will expect, on appropriate sites where such provision will not conflict with other policies in the plan, a mix of units which will provide for all sectors of the housing market, particularly the provision of dwellings for small households and those with special needs including the frail and elderly.

5.7.2 Evidence from surveys indicate that a significant proportion of the population of the Borough suffer mobility related problems. The Council is therefore seeking the provision of units

which are accessible to the disabled. All units with ground floor entrance or accessed by lifts should normally be capable of being easily accessed by visitors in wheelchairs and capable of adaptation to suit most people with disabilities. In order to allow easy access to and within houses, to all people with mobility difficulties, it is important that all new dwellings are designed to allow easy adaptation for a disabled person, including those confined to a wheelchair, without structural alterations. The Access Committee for England has produced a document, "Criteria for Accessible General Housing," which provides guidelines on the provision of such housing.

Housing layout and design

POLICY H10

NEW RESIDENTIAL DEVELOPMENT SCHEMES WILL BE REQUIRED TO DISPLAY HIGH STANDARDS OF DESIGN AND LANDSCAPING IN ORDER TO CREATE ATTRACTIVE, SAFE AND DIVERSE RESIDENTIAL AREAS AND, WHERE POSSIBLE, TO ENHANCE THE EXISTING ENVIRONMENT.

IN CONSIDERING APPLICATIONS FOR NEW RESIDENTIAL DEVELOPMENT THE BOROUGH COUNCIL WILL REQUIRE, WHERE APPROPRIATE, THAT THE PROPOSALS:

- 1) RETAIN IMPORTANT VIEWS IN AND OUT OF THE SITE, AND CREATE VISUAL INTEREST THROUGH A VARIETY OF BUILDING TYPES, MATERIALS, MEANS OF ENCLOSURE, SURFACE TREATMENT AND LANDSCAPING;**
- 2) PROVIDE SEPARATE ACCESS TO THE RESIDENTIAL ACCOMMODATION WITHIN MIXED USE DEVELOPMENT SCHEMES;**
- 3) PROVIDE PUBLIC OPEN SPACE AND EQUIPPED CHILDREN'S PLAY AREAS IN ACCORDANCE WITH THE BOROUGH COUNCIL'S STANDARDS OF PROVISION SET OUT IN CHAPTER 3;**
- 4) MAKE THE NECESSARY**

ARRANGEMENTS FOR ENSURING THE FUTURE MAINTENANCE OF PUBLIC OPEN SPACE AND OTHER LANDSCAPED AREAS;

- 5) PROVIDE FOR THE SAFE MOVEMENT OF RESIDENTS, PARTICULARLY CHILDREN, WITHIN THE SITE;**
- 6) PROVIDE ADEQUATE SOUND INSULATION IN AREAS AFFECTED BY HIGH NOISE LEVELS**
- 7) PROVIDE A CLEAR DISTINCTION BETWEEN PUBLIC AND PRIVATE AREAS AND INCORPORATE MEASURES TO IMPROVE SECURITY OF PEOPLE AND PROPERTY**
- 8) DO NOT INVOLVE CONVERSION OF GARAGES TO RESIDENTIAL USE UNLESS ADEQUATE PARKING SPACE IS RETAINED ON SITE**
- 9) PROVIDE GARAGES OR PARKING SPACES IN CLOSE PROXIMITY TO THE HOUSING THEY SERVE**



5.7.3 Policy H10 sets out considerations which are specific to residential developments. Policy DG1 in Chapter 2 sets out design considerations applicable to all development proposals (including residential proposals). The two policies should therefore be considered together. The Council wishes to encourage a high standard of design in the layout, appearance and landscaping of new residential developments. New schemes should, where possible, utilise the natural features of individual sites in order that they can be more easily assimilated into the existing environment

and should be compatible with the character of the surrounding area.

5.7.4 New developments, through a variety of buildings and materials and conveniently located amenity, private and public open spaces, should provide an attractive, diverse and safe residential environment. New pedestrian routes and cycleways will be encouraged within residential schemes, together with traffic calming measures where appropriate. Planning permission will not be granted for proposals which fall short of the Council's design and development standards set out in the Appendices to this Plan or in Supplementary Planning Guidance.



POLICY H11

IN ESTABLISHED RESIDENTIAL AREAS, PLANNING PERMISSION WILL NOT BE GRANTED FOR SCHEMES WHICH INTRODUCE A SCALE OR DENSITY OF NEW DEVELOPMENT WHICH WOULD BE INCOMPATIBLE WITH OR CAUSE DAMAGE TO THE CHARACTER AND AMENITY OF THE AREA.

5.7.5 The evolving principles of sustainable development suggest some benefit to the environment from general increases in density, particularly in locations within built up areas close to services and public transport routes. However, it is important, in terms of protecting the best of today's environment for the benefit of future generations, that which is good and attractive about the character and amenity of many existing residential areas, is protected.

5.7.6 PPG3 indicates that density and other policies may be included in local plans to protect established residential areas where pressure for development and redevelopment is such as to threaten seriously the character of such areas. Policy H11 is based on the advice in PPG3, paragraphs 20 ~ 23.

5.7.7 The Borough contains many established, attractive residential areas in both the built up and more rural parts of the Borough which are highly valued by residents and which even though they are not conservation areas are nevertheless worthy of protection from damaging and insensitive new development or redevelopment.

5.7.8 Many of the residential parts of the Borough exhibit a particular character, be it maturity, spaciousness, attractive or consistent style of buildings, the use of particular types and colours of materials, regular building lines and heights, distinctive style and appearance, individual frontages, trees, landscaping, etc., which should not be damaged or lost. For example, a number of parts of Sunninghill and Sunningdale consist, characteristically, of large detached properties set within established woodland. Any further development in such areas could severely damage the high quality character and environment of these areas. In other areas, there may be capacity to accommodate small amounts of new development but only where proposals are of a scale, density and design that would not cause damage to the qualities, character and amenity of the areas in which they are situated.

5.7.9 The location of the Borough and its general attractiveness has led to and continues to lead to, considerable pressure for development and redevelopment. Such pressures have resulted in damage and serious threats to the character and amenity of existing residential areas. Development resulting from such pressure may damage the character of an area through producing cramped development out of keeping with the area, loss of spaciousness, the loss of important features such as trees, the failure to respect building lines or the rhythm or style of built form, the intrusion of buildings or features of alien form or scale, the failure to make proper provision for servicing and car parking or through an over-dominance of the environment by these elements. These and other elements of the character of an area will be considered in relation to applications for development and redevelopment within existing residential areas. Appendix 7 contains the Council's current car parking standards.

5.7.10 The definition of the "area" to which Policy H11 relates will vary in each situation. The elements of the character to be protected will need to be defined and mapped in relation to the extent

to which those elements prevail. In some cases, particular characteristics which are worthy of protection may extend over a relatively wide area. In other cases characteristics will only relate to a small number of properties in close proximity to an application site.

POLICY H12

WITHIN THE AREAS EXCLUDED FROM THE GREEN BELT, PROPOSALS FOR THE CONVERSION OR SUBDIVISION OF LARGER RESIDENTIAL BUILDINGS INTO SMALLER UNITS WILL BE ACCEPTABLE PROVIDED THAT:

- 1) **THERE IS NO ADVERSE IMPACT ON THE SURROUNDING ENVIRONMENT OR THE AMENITIES OF NEARBY PROPERTIES;**
- 2) **THIS WOULD NOT LEAD TO AN INTENSIFICATION OF ACTIVITY AND AN INCREASE IN TRAFHC GENERATION OUT OF KEEPING WITH THE CHARACTER OF THE AREA;**
- 3) **SATISFACTORY ACCESS AND ADEQUATE OFF-STREET CAR PARKING CAN BE PROVIDED IN ACCORDANCE WITH THE BOROUGH COUNCIL'S ADOPTED STANDARDS. PARKING IN REAR GARDENS WILL NOT NORMALLY BE ACCEPTABLE**
- 4) **ADEQUATE AMENITY SPACE CAN BE PROVIDED TOGETHER WITH ADDITIONAL PROVISION FOR BIN STORAGE AND DRYING AREAS;**
- 5) **A SATISFACTORY INTERNAL LAYOUT CAN BE ACHIEVED AND ADEQUATE SOUND INSULATION AND FIRE PRECAUTION MEASURES CAN BE UNDERTAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOROUGH COUNCIL**

POLICY H13

PLANNING APPROVAL WILL NOT BE GRANTED FOR THE CONVERSION OF TWO-STOREY TERRACED AND SEMI-DETACHED HOUSES INTO FLATS, BEDSITS OR OTHER TYPES OF HOUSES IN

MULTIPLE OCCUPATION

5.7.11 The conversion or subdivision of buildings into additional residential units is generally acceptable, particularly where this involves the conversion of larger buildings which can no longer function as a single residence into smaller units to help meet the needs of small households. The conversion, and often extension, of smaller family houses to create a greater number of units, however, is usually less acceptable due principally to the additional demand for car parking, the loss of garden area and the general intensification of activity within an area. Appendix 7 sets out the relevant car parking standards.

House extensions

POLICY H14

THE BOROUGH COUNCIL WILL APPLY THE FOLLOWING CRITERIA WHEN CONSIDERING PROPOSALS FOR HOUSE EXTENSIONS:

- 1) **EXTENSIONS SHOULD NOT HAVE ANY ADVERSE EFFECT UPON THE CHARACTER OR APPEARANCE OF THE ORIGINAL PROPERTY OR ANY NEIGHBOURING PROPERTIES, NOR ADVERSELY AFFECT THE STREET SCENE IN GENERAL;**
- 2) **EXTENSIONS SHOULD NOT CAUSE AN UNACCEPTABLE LOSS OF LIGHT OR PRIVACY TO ADJACENT PROPERTIES, OR SIGNIFICANTLY AFFECT THEIR AMENITIES;**
- 3) **EXTENSIONS SHOULD NOT BE SITED WHERE THEY WOULD IMPAIR HIGHWAY SAFETY OR LEAD TO AN INADEQUATE CAR PARKING PROVISION WITHIN THE CURTILAGE OF THE PROPERTY;**
- 4) **WHERE SIDE EXTENSIONS ARE PROPOSED, THESE SHOULD NOT ALTER THE CHARACTER OF THE STREET BY LINKING ADJACENT PROPERTIES. A MINIMUM GAP OF AT LEAST ONE METRE SHOULD BE KEPT BETWEEN ANY EXTENSION AND AN ADJOINING PROPERTY**

**BOUNDARY AT FIRST FLOOR LEVEL
AND ABOVE.**

**EXTENSIONS TO LISTED BUILDINGS
AND BUILDINGS IN CONSERVATION
AREAS OR WITHIN THE GREEN BELT
ARE ALSO SUBJECT TO OTHER
RELEVANT POLICIES IN THE PLAN.**

5.7.12 This Policy only applies to extensions which exceed the criteria for permitted development under Section 3 and Schedule 2 of the Town and Country Planning General Development Order 1988 (as amended).

5.7.13 House extensions should respect the character of the original building and the surrounding area. Not all house extensions require planning permission, but the Local Planning Authority should always be contacted before any work is undertaken.

5.7.14 Each planning application will be judged on its merits against the above criteria. More detailed guidance relating to this policy is contained in the Directorate's Guidance Note "House Extensions" (see Appendix 12). It should be noted, however, that not all properties are capable of extension due to their design, site characteristics and relationship with other properties. Extensions should not cause harm to the amenities of adjoining occupiers by reason of

impacts on natural lighting, privacy, and other aspects of residential amenity.

~~**Enhancing the residential environment**~~

~~**POLICY H15**~~

~~**THE BOROUGH COUNCIL WILL PROTECT AND ENHANCE THE ENVIRONMENT OF EXISTING RESIDENTIAL AREAS AND WILL INVESTIGATE THE NEED TO UNDERTAKE AREA-BASED IMPROVEMENT INITIATIVES WHERE COMPREHENSIVE PHYSICAL, ENVIRONMENTAL AND TRAFFIC MANAGEMENT MEASURES ARE REQUIRED.**~~

~~**5.7.15** The majority of housing need is met within the existing housing stock, and therefore it is important to ensure that existing housing and the physical environment of residential areas are well maintained. The Council has undertaken a sample House Condition Survey in 1992 which provides evidence of the scale and location of unfit and poor housing conditions in the Borough. Where appropriate, opportunities for area-based action will be assessed and, where resources allow, the Council will consider the promotion of area-based improvement.~~