

**GREAT LINFORD PARISH COUNCIL
PLANNING POLICY GUIDE
DESIGN**

**Milton Keynes Council has adopted policies covering the design of new or extended buildings
Milton Keynes Local Plan 2001-2011 Adopted December 2005**

The meaning of “design” is quite wide, covering many aspects of environmental impact and sustainability as well as visual appearance.

IMPACT OF DEVELOPMENT PROPOSALS ON LOCALITY POLICY D1

Planning permission will be refused for development that would be harmful for any of the following reasons:

- (i) Additional traffic generation which would overload the existing road network or cause undue disturbance, noise or fumes
- (ii) Inadequate drainage, which would adversely affect surface water disposal, including flood control, or overload the existing foul drainage system
- (iii) An unacceptable visual intrusion or loss of privacy, sunlight and daylight
- (iv) Unacceptable pollution by noise, smell, light or other emission to air, water or land
- (v) Physical damage to the site and neighbouring property including statutorily protected and other important built and natural features and wildlife habitats
- (vi) Inadequate access to, and vehicle movement within, the site

URBAN DESIGN ASPECTS OF NEW DEVELOPMENT POLICY D2A

Development proposals will be refused unless they meet the following objectives:

- i) Character in townscape and landscape by identifying and reinforcing better quality and locally distinctive design elements
- ii) Continuity of street frontage and enclosure of space by clearly defining public and private areas and locating main building entrances on the street.
- iii) Quality public realm consisting of spaces and streets that are accessible, attractive, well related to and overlooked by buildings providing natural surveillance, with active ground floor uses along main streets and with parked vehicles not being visually dominant

DESIGN OF BUILDINGS POLICY D2

Development proposals for buildings will be refused unless they:

- i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development’s function and importance
- ii) Relate well to and enhance the surrounding environment
- iii) Provide access for those with impaired mobility
- iv) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area
- v) Include landscaping and boundary treatments that integrate with those of the surrounding area

OTHER POLICIES TO BE CONSIDERED WHERE APPROPRIATE

- CANALSIDE DEVELOPMENT POLICY D3
- SUSTAINABLE CONSTRUCTION POLICY D4
- RENEWABLE ENERGY POLICY D5
- MAINS AND TELECOMMUNICATIONS SERVICES POLICY D6
- TELECOMMUNICATIONS MASTS POLICY D7
- TEMPORARY BUILDINGS POLICY D8

New Residential Development Design Guide Supplementary Planning Document Adopted April 2012

1.3 Status of the Design Guide

1.3.1 The Design Guide has been prepared as a **Supplementary Planning Document (SPD)** under the Local Development Framework (LDF) system.

1.3.2 The guide accords with and reinforces government guidance, as well as Local Plan policy and the submission version of the Core Strategy.

The National Planning Policy Framework [NPPF] defines SPDs as:

“Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

SPDs are capable of being material consideration in planning decisions but are not part of the Development Plan.

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4.10 Residential Amenity

Privacy/Back-to-back Distances

4.10.1 As a rule of thumb, for new residential developments, back-to-back privacy distances of 22 metres (measured from first floor level) should be the objective. Where housing is proposed as part of infill development, to avoid overlooking for existing houses, a minimum of 22 metres (back to back) or 13.7 metres (rear to flank) must be applied.

4.10 Residential Amenity Residential Space Standards

4.10.3 In order to protect the amenity and well-being of the future occupants, each dwelling should be adequate for the family or household which is likely to occupy it. New housing is expected to be big enough to meet the needs of the occupants for living, cooking, dining, sleeping, washing and storage of household goods with convenient access to adequate residential amenity space. Developers must show that rooms are functional for their purpose and that dwellings provide sufficient room for storage.

Daylight

4.10.5 Developers should ensure that key rooms within new dwellings and outdoor spaces have sufficient daylight to allow their comfortable use. As well as providing for the amenity of residents the provision of buildings and dwellings with good quality natural light allows opportunities for passive solar gain.

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4.11.13 In order to reinforce the character of a key frontage, the buildings on both sides of the street should be designed holistically with a small selection of materials so that they can be “read as one”.

4.11.14 Care needs to be taken that the buildings along key frontages blend in visually with buildings in the immediate surroundings, particularly those along the same street. Positive elements of the design of buildings (that help reinforce character for that street) along key frontages should therefore be included in the neighbouring buildings.

4.14 Services Bin Storage

4.14.3 Residents are required to bring their refuse and recycling containers to their front property boundary, and the design of houses should help to facilitate this. There should be adequate space to place the containers within the property’s boundary - residents should not place their containers on the street. If containers are not stored at the front permanently, there should be secure independent access to the front of the property from the rear garden or other storage place. A minimum of 1.75 sq m external space is required to accommodate the variety of waste containers needed by each property.

4.14.5 Bin storage areas can form a significant fire risk and therefore fire resistant separation should be provided between any bin storage area, accommodation and doors to accommodation or dwellings.