

Basildon District Council

DEVELOPMENT CONTROL

GUIDELINES

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Planning Services

Basildon District Council
Basildon Centre
St Martin's Square
Basildon
Essex SS14 1DL
Tel: 01268 294155
Fax: 01268 294162

DEVELOPMENT CONTROL GUIDELINES

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INTRODUCTION

This document sets out the Council's Development Control Guidelines for new residential development, extensions to existing dwellings, shopfronts and advertisements. In addition, it sets out the Council's policies on residential development in the Green Belt and Children's Playspaces.

The Council's Development Control Guidelines published in 1980, were reviewed in 1993. Following a four week public consultation period they were approved and published as Supplementary Planning Guidance at the Council's Planning Committee on 1 April 1993. Those new Guidelines also included the Council's guidelines for new residential development in the Green Belt last reviewed in 1986.

The 1993 Guidelines were subsequently incorporated in Appendix Seven in the [Basildon District Local Plan](#) which was placed on Deposit on 23 August 1993. The Standards, as they had now become, were subject to a further 9 weeks of public consultation during the Deposit period. During this period objections were made to the inclusion of the Standards in the Local Plan, and arguments were made that they should be issued as Supplementary Planning Guidance. At this stage the Standards were in five sections: Residential Development; Development Control Standards for Dwellings in the Green Belt; Advertisements; Shopfronts; and, Children's Playspaces.

The Inspector's Report was published in February 1996, in which the Inspector recommended that the Residential Development and Children's Playspaces should not be included in the Local Plan. In accepting the Inspector's recommendation, the Council decided that the standards relating to Residential Development in the Green Belt should be replicated as new Policies in the Modifications (see Green Belt section of the Modifications). A new policy has also been included in the Local Plan relating to Children's Play Spaces. However, for completeness the Residential Development in the Green Belt Policies and the Children's Playspaces Policy are also set out as an Appendix to this document.

The Modifications were published for public consultation on 18 April 1997, following approval by the Council's Regeneration and Environment Committee on 19 March 1997.

Copies of the Basildon District Local Plan, Modifications, Inspector's Report and Statement of Decisions are available from Planning Services on 01268 294145. If you have any queries regarding these Guidelines please contact the Development Control Section also on the number above.

SECTION 1 - RESIDENTIAL DEVELOPMENT

Introduction

The following standards, particularly those involving minimum or maximum dimensions, should be read together, and are not exclusive. Developments are expected to comply with the full range of Development Control Guidelines as set out in this document. The Guidelines are intended to act as guidance to aid developers and others intending to carry out residential development, including extensions. Frequently, differing site conditions mean that the standards will be varied to take account of particular conditions. Where, for example, development is intended on a site which is considerably higher than adjoining land, greater separation distances may be required. On the other hand, e.g., where adjoining land is significantly higher and, accordingly a significant diminution in daylight/sunlight passing to the adjoining dwelling would not take place, the 45^o code as described in paragraph DC10 may be relaxed.

Policies BAS BE13 to 15 in the Basildon District Local Plan, set out additional Development Control Criteria that are applied in Ramsden Bellhouse, Sugden Avenue (Wickford) and Bowers Gifford.

All dimensions are measured externally.

Residential Infill

Within the urban area, the Council wish to encourage the better use of urban land. Where this involves the infilling of vacant plots in residential areas, this must be done without creating an unacceptable environment for the new dwellings or existing dwellings that surround the infill plot. Infill development refers to new residential development within a gap in an otherwise built up frontage, with vehicular access being taken from an existing road. These guidelines will also apply to the re-development of sites.

The following guidelines aim to integrate new dwellings which infill gaps in existing streets or residential areas. This is done by creating a set of measures which are designed to ensure that new dwellings do not dominate the street scene, are not out of character, and do not cause excessive overlooking or overshadowing of existing properties. These measures also aim to ensure minimum areas of gardens and the area around properties, while leaving a degree of flexibility for developers and individual house owners.

DC1 New residential development should respect or enhance the existing character of the area in terms of layout, massing, height, general design and materials of buildings and structures. It should also aim to retain existing trees and hedgerows.

DC2 Development of new buildings on the backland of existing buildings will not be allowed where it would be out of character with the surrounding area, in terms of density and/or loss of amenity to surrounding residential properties. Access to such developments by roads of substandard dimensions will not be allowed. A reasonable separation should be achieved from houses either side of the access road.

DC3 Planning permission will not be granted for new residential infill development with less than the following minimum frontage widths. In some cases frontage widths greater than the minimum set out below may be required, so that they are compatible with the existing layout of the area.

Detached dwellings-	9 metres
Semi-detached dwellings (pair)-	15 metres
Terraced dwellings will be dealt with on their merits.	

- DC4** A minimum distance of 10.8 metres should be provided between the rear wall of any proposed residential development and the rear boundary of the site. This is based on an optimum of 21.6 metres between the rear wall of any proposed dwelling and the rear wall of any dwelling on to which it would back.
- DC5** At least 21.6 metres should normally be provided between the front wall of a dwelling and the rear wall of any dwelling on to which it would back. In order to achieve this, a minimum of 10.8 metres should be provided between the front wall and the rear boundary of the site, of the facing dwelling.
- DC6** A minimum distance of 21.6 metres will normally be provided between the front elevation of any dwelling and any facing dwelling where these elevations contain windows to habitable rooms.
- DC7** In respect of dwellings or flats of over two storeys, an additional 2.5 metres should be added to the minimum rear boundary and front to front distances, as set out in DC4 and DC6 above, for every additional storey in height. This additional distance will also be required for dwellings or flats with first floor living room windows at the rear.
- DC8** At least 10.8 metres should normally be provided between the front wall of any proposed dwelling and the main flank wall of any dwelling adjoining or adjacent. At least 11.8 metres should normally be provided between the rear or front wall of any proposed dwelling and the main flank wall of any dwelling adjoining or adjacent. This includes the metres from the boundary required in DC9.
- DC9** The fascia walls of all new dwellings within the urban area should be sited at least 1 metre from the boundary of the site. (2.5 metres will normally be the requirement within the Green Belt). Garages may be sited up to the boundary, if constructed alongside the dwelling.
- DC10** Dwellings should be sited in such a manner that they are broadly compatible with the existing building lines to the front and rear. In any case, dwellings should not infringe on a line drawn at 45° horizontally from the nearest edge of the window of the closest ground floor habitable room of the adjoining residential property on the front and rear elevations. This is referred to in this document as the 45° Code.
- DC11** The design and layout of new buildings should ensure that adequate daylight and sunlight reaches each proposed dwelling, and adjoining dwellings.

New Residential Estates

Where completely new residential estates are proposed, with new estate roads, the relationship between the new dwellings within the estate may allow more flexible space standards to be applied.

- DC12** In general new residential estates development should conform to the following minimum frontage widths:

Detached dwellings-	9 metres
Semi-detached dwellings (pair)-	15 metres
Terraced dwellings will be dealt with on their merits.	

- DC13** Within new residential estates a minimum distance of 16 metres should be provided between the front elevation of any dwelling and any facing dwelling where these elevations contain windows to habitable rooms.
- DC14** A minimum distance of 10.8 metres should be provided between the rear wall of any proposed residential development and the rear boundary of the site. This is based on an

optimum of 21.6 metres between the rear wall of any proposed dwelling and the rear wall of any dwelling on to which it would back.

- DC15** At least 21.6 metres should normally be provided between the front wall of any dwelling and the rear wall of any dwelling that it faces. In order to achieve this, a minimum of 10.8 metres should be provided between the front wall and the rear boundary of the site of the facing dwelling.
- DC16** At least 11.8 metres should normally be provided between the rear or front wall of and proposed dwelling and the flank wall of any dwelling adjoining or adjacent.
- DC17** The fascia walls of all new dwellings within the urban area should be sited at least 1 metre from the boundary of the site. Garages may be sited up to the boundary if constructed alongside the dwelling.
- DC18** In respect of dwellings or flats of over two storeys an additional 2.5 metres should be added to the minimum rear boundary and the front to front distances, as set out in DC13 and DC14 above, for every additional storey in height. This additional distance will also be required for dwellings or flats with first floor living rooms at the rear.
- DC19** New dwellings should be sited in such a manner that they would not infringe a line drawn at 45^o horizontally from the nearest edge of the window of the closest ground floor habitable room of the adjoining residential property on the front and rear elevations. This is referred to in this document as the 45^o Code.
- DC20** The design and layout of new buildings should ensure that adequate daylight and sunlight reaches each proposed dwelling, and adjoining dwellings.

Rear Garden Areas

There has been a tendency in recent years to reduce garden areas for all new dwellings. While some reduction may be acceptable with smaller dwellings, standards should attempt to maintain adequate garden areas for family housing. These standards are intended to achieve this aim.

DC21 The Council will require the following minimum area for rear gardens:-

- (a) All four bedroom and all detached dwellings:-
A minimum rear garden area of 100 sqm
- (b) All three bedroom other than detached dwellings:-
A minimum rear garden area of 85 sqm
- (c) All one bedroom and two bedroom dwellings other than detached:-
A minimum rear garden area of 50 sqm
- (d) Purpose built flats or sheltered housing schemes should normally have a minimum of 15 sqm per unit of amenity/communal garden area.

Refuse Disposal Points

DC22 All new dwellings shall have an individual refuse disposal point no more than 12 metres from the highway.

Emergency Vehicle Access

DC23 For the purpose of emergency vehicle access, all entrances to single and two storey dwellings should be within 45 metres of the highway in accordance with the relevant Building Regulations.

Extensions to Existing Dwellings

As an alternative to moving to a larger house, many householders wish to extend their dwellings. Where both the existing dwelling and the plot lend themselves to the construction of an extension, the Council will consider its appearance and effect on the street scene; its impact on the amenities of neighbouring properties, including overlooking and overshadowing; and the car parking and highway implications. Within the Green Belt, a presumption against unreasonable extensions applies. Guidelines for extensions to dwellings in the Green Belt, is set out in Section Two of this document.

The following standards relating to the size and design of extensions, and the circumstances where extensions are generally acceptable, are intended to act as a guide to applicants. The design and layout of extensions should reflect the design and proportions of the original house, for example:-

- DC24** Doors and windows should reflect the size, style and horizontal and vertical emphasis of the original.
- DC25** Materials should match or harmonise with those of the original dwelling.
- DC26** Two storey extensions must have a pitched roof if the original dwelling has one.
- DC27** Single storey extensions at the front and side should normally have pitched roofs where the original house has one. Single storey extensions at the rear, where not visible from any public area, may have flat roofs.
- DC28** Side extensions should be set back from the front wall of the dwelling and should normally be sited at least 1 metre from the site boundary.
- DC29** Where a side extension adjoins a highway, i.e. a corner plot, a distance of 2 metres will normally be required between the extension and the highway boundary.
- DC30** Extensions should not result in the overlooking of an adjoining dwelling to the extent that significant loss of privacy results, and they should not cause excessive overshadowing.

Extensions Within the Roof space and Dormers

Dormer windows should not dominate the roof, project over the ridge or wrap around the sides of the roof. Dormers and window openings within the roof should relate to the existing openings in the dwelling by following their vertical lines.

- DC31** All dormers should be set back at least 1 metre from the fascia wall, and at least 1 metre from the gable ends, and be set below the existing ridge of the roof. Large box type dormers will not be allowed.
- DC32** Dormers in the roofs of two storey houses will not normally be permitted, as distinct from chalets and bungalows.
- DC33** Rear dormers serving habitable rooms will only be acceptable where they do not result in overlooking, and will not be allowed where the distance to the rear boundary from the dormer is less than 10.8 metres.
- DC34** Front dormers may be acceptable according to the visual impact on the existing dwelling and the street scene.

Single Storey Rear Extensions

- DC35** On semi-detached or terraced dwellings, single storey rear extensions should not normally extend more than 3.7 metres back from the rear wall of the dwelling. Conservatories should not normally have a glazed elevation to the boundary with an adjacent dwelling.
- DC36** On detached dwellings, single storey rear extensions should be at least 1 metre from the nearest boundary.

Single Storey Front Extensions

- DC37** Front extensions, including porches, will normally be restricted to not more than 1.4 metres from the front wall of the dwelling.

Two Storey Extensions

- DC38** Extensions at first floor level, above existing ground floor extensions, should be at least 1 metre from the side boundary.
- DC39** All two storey and first floor extensions should conform to the 45⁰ Code as set out in paragraph DC10.
- DC40** First floor and two storey rear extensions will only be allowed where a minimum 10.8 metre rear garden remains.

Side Windows on Adjoining Dwellings and Extensions

- DC41** In order to protect the privacy of the occupiers of adjoining dwellings, planning permission will normally be refused for development involving the creation of habitable rooms relying on side windows at first floor level as the main source of light and ventilation.
- DC42** Where significant changes in level exist, side windows to single storey developments may also be unacceptable.
- DC43** Side window openings above ground floor level and first floor may be acceptable providing the following criteria are met:-
- (a) They relate to bathrooms, en-suites or landings, and are obscure glazed; and
 - (b) They are secondary in nature and give rise to no significant degree of overlooking.

Garages

- DC44** All garages should normally be set back from the front boundary of a residential site by at least 6 metres. On a principal traffic route, a distance of at least 10.5 metres will normally be required, and the site should include turning area to allow vehicles to exit in a forward gear. Where garages to the front of dwellings do not front the highway, an adequate turning area should be provided.
- DC45** All drives to garages should be at least 2.5 metres wide.
- DC46** Within garage court areas, garages should be set back at least 1.5 metres from the edge of the roadway to enable the garage doors to be fully opened clear of the highway.
- DC47** Where a garage is converted into living space, an adequate replacement parking area should be provided on site.

SECTION TWO- ADVERTISEMENTS

The following criteria will be applied to all advertisements requiring planning permission.

- DC48** Advertisement hoardings and free standing signs will normally be refused consent, except where they are used, on a temporary basis, to screen vacant, untidy or development sites within commercial areas.
- DC49** Advertisements on commercial premises should be of a scale and design which relate to the style of the premises on which they are to be displayed. Illuminated fascia signs should be no deeper than 1 metre. The illumination of individual letters is preferable to the illumination of the whole sign.
- DC50** Advertisements on flank walls and at first floor level will not normally be allowed.
- DC51** Projecting signs should be restricted to fascia level, one sign per unit and should not project more than 950 mm (including brackets). On illuminated signs, the letters only should be illuminated.
- DC52** Signs and advertisements on shop fronts will normally be restricted to ground floor front wall area.

Advertisements in Conservation Areas

The following criteria will also be applied to advertisements in conservation areas.

- DC53** Advertisements within conservation areas should be designed so that they are in keeping with the character of the building and the area as a whole.
- DC54** Where illuminated advertisements should not be internally illuminated but externally lit by spotlight. Individually illuminated letters may be acceptable.
- DC55** The Council will normally refuse large modern illuminated fascia signs and illuminated projecting signs on listed buildings. Advertisements should be of a size, design and of materials that complement the character of the building.

Signs on Roundabouts

- DC56** Signs that advertise the company/organisation that maintains the highway landscaping, shall only be acceptable in respect of roundabouts and shall have the following proportions and maximum dimensions:-
- (a) 0.2 metre maximum depth;
 - (b) 0.6 metre maximum width;
 - (c) maximum distance of 0.3 metre from the ground level to the bottom of the sign;
 - (d) A ratio of height to width of 1:3; and
 - (e) lettering shall include solely the name of the person or company responsible for the landscaping work.
- DC57** The signs (which need consent under the Advertisement Regulations) will only be permitted where a scheme of landscaping has been agreed.
- DC58** The signs, including any base to which they are attached, should be made of collapsible materials, in the interests of highway safety.

SECTION THREE- SHOPFRONTS

The following criteria will applied to new shopfronts.

- DC59** New shopfronts should respect the scale and design of the premises in which they are installed.
- DC60** New shopfronts should not involve the removal or alteration of features which are of historical or architectural interest.
- DC61** Existing windows should not be enlarged above ground floor level, nor should fascias extend above the level of the first floor window sills.
- DC62** New fascias should not link shop units which are individual and distinct.
- DC63** In primary shopping areas, where it is considered that additional security is essential, a roller grille should be provided in preference to a solid roller shutter. The roller box housing should be concealed where possible.

Shopfronts in Conservation Areas

The following criteria will also be applied in Conservation Areas.

- DC64** The Council will expect the design of shopfronts and the fronts of commercial premises, to be of a high standard in conservation areas.
- DC65** As a rule, box fascias are unacceptable because of their bulk, especially so if internally illuminated. On a traditional building, a timber fascia is more appropriate, either with painted lettering or with individual letters of another material.
- DC66** Materials used should be in keeping with the character of the building.
- DC67** Corporate styles may be required to be sympathetically adapted to particular buildings.
- DC68** Stallrisers should be retained or replaced where they have previously been removed, as they provide a visual base to the shopfront.

APPENDIX
DEVELOPMENT CONTROL POLICIES FOR NEW RESIDENTIAL DEVELOPMENT
WITHIN THE GREEN BELT

These policies are set out in the Modifications to the Basildon District Local Plan which were published on 21 April 1997. Previously these standards had been included in Appendix Seven of the Deposit Local Plan. The reasoned justification for these policies are set out in lower case.

Replacement Dwellings Policy

DWELLINGS WILL BE ALLOWED TO ENLARGE ON REPLACEMENT TO 90 SQUARE METRES OR A MAXIMUM OF 35 SQUARE METRES OVER AND ABOVE THE FLOOR AREA OF THE ORIGINAL DWELLING (OR THE AREA AS AT 1 JULY 1948), WHICHEVER IS THE GREATER.

DWELLINGS WHICH HAVE ALREADY BEEN EXTENDED, BY VIRTUE OF PLANNING PERMISSION GRANTED BY THE GENERAL PERMITTED DEVELOPMENT ORDER (PERMITTED DEVELOPMENT), BY THE SECRETARY OF STATE OR BY THE LOCAL PLANNING AUTHORITY, MAY BE REPLACED BY A DWELLING OF THE SAME SIZE.

THE APPROPRIATENESS OF ANY PROPOSAL FOR A REPLACEMENT DWELLING WILL ALSO BE ASSESSED IN TERMS OF IT'S SCALE, FORM, DESIGN, HEIGHT AND MATERIALS, NEARBY BUILDINGS AND THE CHARACTER OF THE AREA.

ALL REPLACEMENT DWELLINGS WILL BE SUBJECT TO THE FOLLOWING CRITERIA:-

- (i) IN THE PLOTLAND AREAS REPLACEMENT OF DWELLINGS BY BUNGALOWS, SUBJECT TO A MAXIMUM HEIGHT OF 5.5 METRES, OR CHALETS, SUBJECT TO A MAXIMUM HEIGHT OF 7.5 METRES;
- (ii) NEW DWELLINGS SHOULD BE LOCATED CENTRALLY WITHIN THE PLOT AND BETWEEN 6 METRES AND 10 METRES FROM THE HIGHWAY BOUNDARY;
- (iii) NO PART OF THE DWELLING, INCLUDING ATTACHED OR DETACHED GARAGES AND OUT BUILDINGS, SHOULD BE LESS THAN 2.5 METRES FROM ANY BOUNDARY;
- (iv) DETACHED GARAGES SHOULD BE SET BACK IN THE PLOT TO MINIMISE MASSING ON THE FRONTAGE AND TO AVOID THE CREATION OF AN URBAN FORM OF DEVELOPMENT;
- (v) RELEVANT PERMITTED DEVELOPMENT RIGHTS, AS SET OUT IN SCHEDULE TWO OF THE GENERAL PERMITTED DEVELOPMENT ORDER 1995 MAY BE REMOVED BY CONDITION ON THE PLANNING PERMISSION, WHERE IT IS CONSIDERED THAT IMPLEMENTATION OF THESE PERMITTED DEVELOPMENT RIGHTS COULD CAUSE MATERIAL HARM TO THE GREEN BELT.
- (vi) ALL DIMENSIONS ARE TAKEN TO INCLUDE EXTERNAL WALLS, EXCEPT FOR ACCOMMODATION IN THE ROOF WHERE INTERNAL DIMENSIONS WILL BE USED;
- (vii) ATTACHED GARAGES, CONSERVATORIES, PORCHES AND LIVING ACCOMMODATION IN THE ROOF WILL BE INCLUDED IN THE CALCULATION OF EXISTING AND PROPOSED FLOORSPACE; AND
- (viii) THE CRITERIA SET OUT IN POLICY BAS GB5 AND BAS BE12.

ENLARGEMENT OF A DWELLING ON REPLACEMENT UNDER THIS POLICY IS A ONCE AND FOR ALL INCREASE IN FLOOR AREA. SUCCESSIVE REPLACEMENTS WILL NOT ATTRACT SUCCESSIVE ENLARGEMENTS.

LIVING ACCOMMODATION IN THE ROOFSpace IS DEFINED AS ROOMS WHICH HAVE BEEN PURPOSELY CONVERTED TO AND IS USED AS LIVING ACCOMMODATION, HAVE ACCESS BY STAIRS AND HAVE OR ARE CAPABLE OF HAVING APPROVAL UNDER THE BUILDING REGULATIONS.

Revised PPG2 defines the forms of inappropriate development within the Green Belt. In paragraph 3.4 development is considered inappropriate unless it is the "limited extension, alteration or replacement of existing dwellings." This is amplified in paragraph 3.6 which states that the "replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces." This suggests that only very limited enlargements of the dwelling on replacement will be appropriate in the Green Belt.

However, since April 1993, the Council has allowed dwellings to be enlarged on replacement by 35 square metres or to 90 square metres over and above the original dwelling whichever is the greater. This standard is set out in the Council's Development Control Guidelines and was included in Appendix Seven of the Deposit Local Plan. Similar standards have been used since 1982. The entitlement to enlarge on replacement enables occupiers to reasonably extend their dwelling to meet their needs and improve their living environment. Generally, this approach has been supported by Inspectors and no objections were received to the standards in the Deposit Local Plan.

In assessing the existing and proposed floor space the Council will consider the planning history of the site, in particular with reference to the legality of any existing buildings and extensions on the site. Consideration will also be given to any previous planning approvals granted by the Council or Secretary of State. The floor space of the existing and proposed dwelling will include living accommodation in the roof, attached garages, porches and conservatories as well as the main body of the house.

Due to the semi-rural nature of the Plotland areas and in order to avoid a more urban form of development in those areas, the height of any new dwellings will be restricted. Once replaced and enlarged under Policy BAS GB3, successive replacements will not be allowed to enlarge the dwelling any further. The Council, where appropriate will remove relevant permitted development rights from the property to ensure that any further development on the site is consistent with the aims and objectives of the Green Belt.

Extensions to Existing Residential Dwellings in the Green Belt Policy

IN THE GREEN BELT DWELLINGS WILL BE ALLOWED TO EXTEND TO 90 SQUARE METRES OR BY 35 SQUARE METRES OVER AND ABOVE THE ORIGINAL FLOOR AREA OF THE DWELLING (OR THE AREA AS AT 1 JULY 1948), WHICHEVER IS THE GREATER, SUBJECT TO THE FOLLOWING:-

- (i) THE EXTENSION SHOULD NOT BE WITHIN 2.5 METRES FROM ANY BOUNDARY;
- (ii) ALL DIMENSIONS ARE TAKEN TO INCLUDE EXTERNAL WALLS, EXCEPT THE CASE OF ACCOMMODATION IN THE ROOFSpace, WHERE INTERNAL DIMENSIONS WILL APPLY;
- (iii) ATTACHED GARAGES, CONSERVATORIES, PORCHES AND LIVING ACCOMMODATION IN THE ROOF WILL BE INCLUDED IN THE CALCULATION OF EXISTING AND PROPOSED FLOORSPACE;

- (iv) RELEVANT PERMITTED DEVELOPMENT RIGHTS, AS SET OUT IN SCHEDULE TWO OF THE GENERAL PERMITTED DEVELOPMENT ORDER 1995 MAY BE REMOVED BY CONDITION ON THE PLANNING PERMISSION, WHERE IT IS CONSIDERED THAT THE IMPLEMENTATION OF PERMITTED DEVELOPMENT RIGHTS COULD CAUSE MATERIAL HARM TO THE GREEN BELT.
- (v) THE CRITERIA SET OUT IN POLICY BAS GB5 AND BAS BE12.

FOR THE PURPOSES OF THIS POLICY EXTENSIONS INCLUDE PORCHES, GARAGES, CONSERVATORIES AND ROOMS IN THE ROOF.

LIVING ACCOMMODATION IN THE ROOFSpace IS DEFINED AS ROOMS WHICH HAVE BEEN PURPOSELY CONVERTED TO AND IS USED AS LIVING ACCOMMODATION, HAVE ACCESS BY STAIRS AND HAVE OR ARE CAPABLE OF HAVING APPROVAL UNDER THE BUILDING REGULATIONS.

Paragraph 3.6 of Revised PPG2 states that "provided that it does not result in disproportionate additions over and above the size of the original building, the extension of dwellings is not inappropriate in Green Belts." Since April 1993, the Council has applied a standard that allows the extension of dwellings in the Green Belt by 35 square metres over and above the floor area of the original building. Similar standards have been used by the Council for a number of years and allow reasonable extensions to all dwellings in the Green Belt which meet the criteria set out in Policy BAS GB5.

In circumstances where further permitted development alterations could result in a development that is inconsistent with the aims and objectives of the Green Belt the Council will remove the relevant permitted development rights: for example where there is potential to create window openings in a new roof. In assessing the existing and proposed floor space the Council will consider the planning history of the site, in particular with reference to the legality of any existing buildings and extensions on the site. Consideration will also be given to any previous planning approvals granted by the Council or Secretary of State. The floor space of the existing dwelling and proposed dwelling will include living accommodation in the roof, attached garages, porches and conservatories as well as the main body of the house.

Definition of a Dwellings Policy

POLICIES BAS GB3 AND BAS GB4 WILL ONLY APPLY TO DWELLINGS WHICH MEET THE FOLLOWING CRITERIA:-

- (i) THE DWELLING HAS THE BENEFIT OF PLANNING PERMISSION OR EXISTED PRIOR TO 1 JULY 1948. UNAUTHORISED DWELLINGS MADE LAWFUL BY VIRTUE OF THE GRANTING OF A LAWFUL DEVELOPMENT CERTIFICATE DO NOT FULFIL THIS CRITERIA;
- (ii) THE DWELLING IS OR WAS RECENTLY OCCUPIED AS A DWELLING AND RATED AS SUCH;
- (iii) IS A PERMANENT SUBSTANTIAL STRUCTURE WITH RECOGNISED CONSTRUCTIONAL FEATURES INCLUDING FOUNDATIONS, WALLS, SLATED OR TILED ROOF AND PLASTERED INTERNALLY. SHEDS, VANS, GARAGES, CARAVANS, MOBILE HOMES, GAMES ROOMS, HOLIDAY/ WEEKEND SHACKS OR SIMILAR WILL NOT QUALIFY UNDER THESE CRITERIA;
- (iv) THE DWELLING PROVIDES ADEQUATE SHELTER FROM WIND, WEATHER AND DAMP PENETRATION;

- (v) THE DWELLING CONTAINS AT LEAST ONE LIVING AREA WITH SEPARATE BEDROOM ACCOMMODATION PLUS SEPARATE AND CONVENIENTLY LOCATED W.C.;
- (vi) THE DWELLING CONTAINS BASIC FACILITIES FOR HEATING AND LIGHTING;
- (vii) HAS DRAINAGE AND MAINS WATER LAID ON OR OTHERWISE CONVENIENTLY LOCATED; AND
- (viii) THE PROPERTY HAS A VEHICULAR ACCESS.'

Owing to the plotland nature of much of the District's Green Belt habitation takes place in mobile homes, old railway carriages, converted out-buildings, caravans, weekend/ holiday shacks and other non-permanent and insubstantial structures and the replacement of these by permanent dwellings will be resisted by the Council. In addition, there are dwellings which are derelict and other sites where a dwelling has been demolished. In both instances, new dwellings will not be allowed, as the sites are not used for residential purposes at the time of application. Where it is marginal whether a dwelling meets these criteria, the onus will be on the applicant to demonstrate that the dwelling meets the criteria in the policy.

Dwellings which do not have the benefit of planning permission will not be allowed to be replaced or extended. Where an unauthorised dwelling has been granted a Lawful Development Certificate, it will also not be allowed to extend or be replaced.

CHILDREN'S PLAYSPACES

This policy is set out in the Modifications to the Basildon District Local Plan which were published on 21 April 1997. Previously these standards had been included in Appendix Seven of the Deposit Local Plan. The reasoned justification for this policy are set out in lower case.

Children's Playspaces Policy

WITHIN ALL NEW RESIDENTIAL DEVELOPMENTS OF 12 UNITS OR MORE, THE COUNCIL WILL REQUIRE THE ON-SITE PROVISION OF AN APPROPRIATE LEVEL OF OPEN SPACE. IN ADDITION, HOUSING SCHEMES INCORPORATING MORE THAN 100 CHILD BED SPACES SHOULD PROVIDE PLAY AREAS AT A MINIMUM STANDARD OF 3 SQM PER CHILD BED SPACE.

The provision of open space is particularly important within residential areas, where it plays an important recreational and amenity function. This open space should consist of a variety of formal and informal open space, and should form an integral part of the development as a whole. Within larger residential developments, which include 100 child bed spaces, specific provision should be made for children's play areas. The number of child bedspaces in a scheme is calculated on the basis of the total number of bedspaces per dwelling minus two. All bedspaces in elderly persons' dwellings and one or two person dwellings (1 bedroom) are excluded from the calculation. The number of bedspaces in a dwelling is determined by the number of single and double bedrooms - i.e. a double bedroom will have 2 bedspaces. Wherever possible child playspaces should be sited close to pedestrian routes, shops and primary schools, and away from railways and main roads, unless they are adequately protected with high unclimbable fencing or a similar barrier. In the interests of safety all playspaces should be highly visible from other public areas, and where possible, overlooked by residential properties. However, playspaces should be sited away from dwellings designed for the elderly and single person households, and designed in such a manner that minimises any noise and disturbance. Playspaces should also be carefully landscaped and sheltered from extreme weather conditions, and from wind effects likely to be caused by high buildings.

Where the provision of children's playspace is required, the playspace equipment should be of an approved design and layout. The scale of provision should be in accordance with the table below:-

Area of Playspace	No. Pieces of Equipment
Up to 299 sqm	2
300-349 sqm	3
350 sqm and above	4

For playspaces above 500 sqm, at least one item of equipment should be dual purpose. The nature and specification of the items of equipment are to be agreed by the Council's Parks Manager, and a formal agreement will usually be required for their maintenance. All items of equipment must conform with the appropriate British safety standards and where equipment is installed, the appropriate safety surfaces should be provided in accordance with the British safety standards.