



# Development Control Guidelines

**Approved April 1993**

Amendments approved 23 March 2022

## Basildon Borough Council

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BasildonCouncil

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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 Play spaces.

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 re- viewed 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 Play spaces.

The Inspector's Report was published in February 1996, in which the Inspector recommended that the Residential Development and Children's Play spaces 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 Play spaces 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 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) Standard sign for minor-roundabouts (roundabouts identified on appendix 1, (page 9, 10 and 11)  
Maximum height of 800mm and Maximum width of 400mm
  - (b) Larger sign on major roundabouts (roundabouts identified on appendix 1 (page 9 and 11)  
Maximum height of 900mm and Maximum width of 600mm
  - (c) Maximum distance of 0.3 metres from the ground level to the bottom of the sign.
  - (d) Lettering shall include the name and/or logo of the company/organisation or and can include a website address and telephone number,
  - (e) No illumination of the signs will be permitted.

- 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 apply 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 fasciae extend above the level of the first-floor windowsills.
- DC62** New fasciae 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 fasciae 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** Stall risers 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 is 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 OUTBUILDINGS, 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.

### **CHILDRENS 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 is set out in lower case.

#### **Children's Play Spaces 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 play spaces 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 play spaces should be highly visible from other public areas, and where possible, overlooked by residential properties. However, play spaces 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. Play spaces 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 play space is required, the play space equipment should be of an approved design and layout. The scale of provision should be in accordance with the table below: -

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

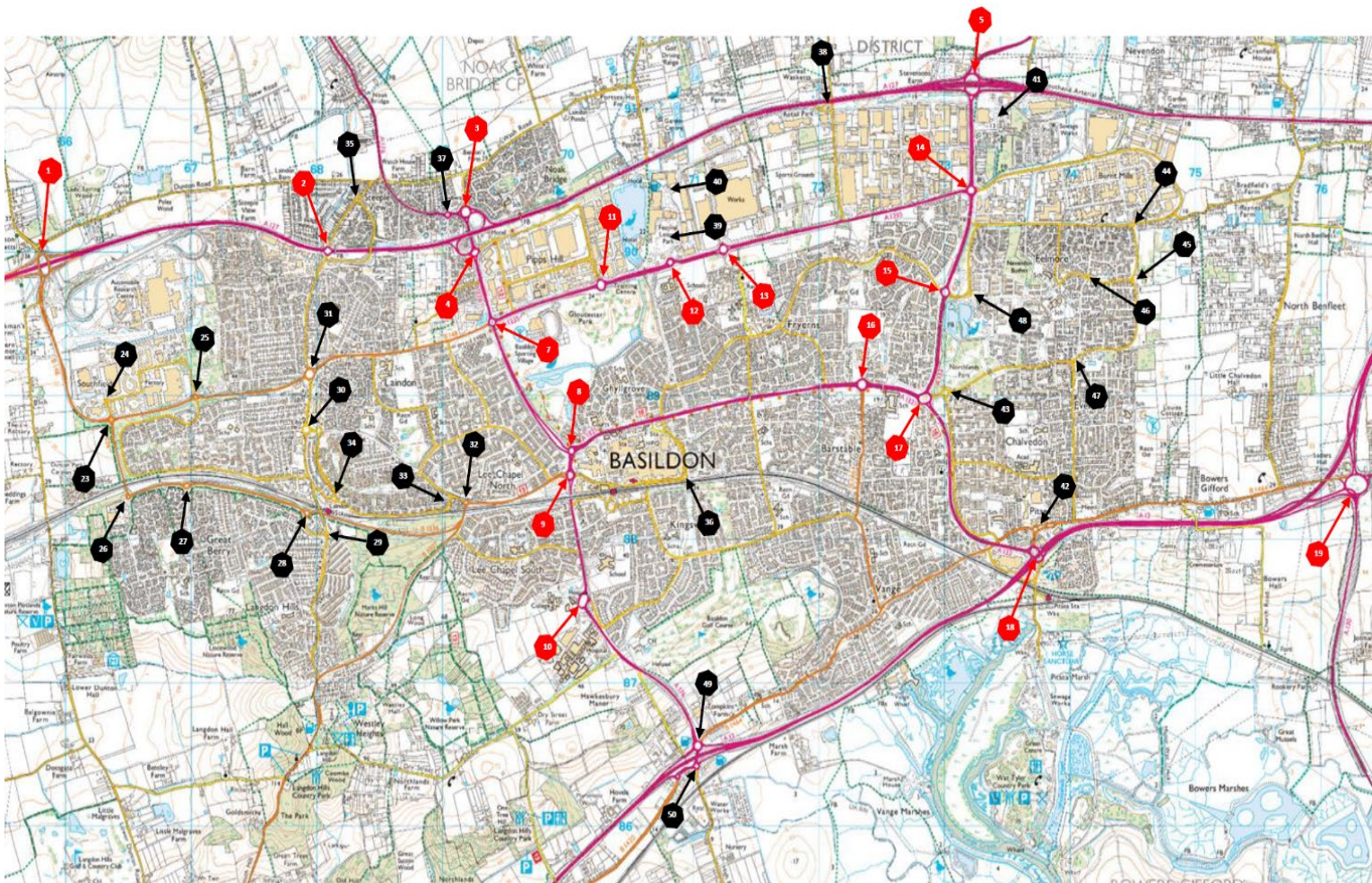
For play spaces above 500 sqm, at least one item of equipment should be dual purpose. The nature and specification of the items of equipment are to be agreed by the Council's Parks Manager, and a formal agreement will usually be required for their maintenance. All items of equipment must conform with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

## ROUNDBABOUTS

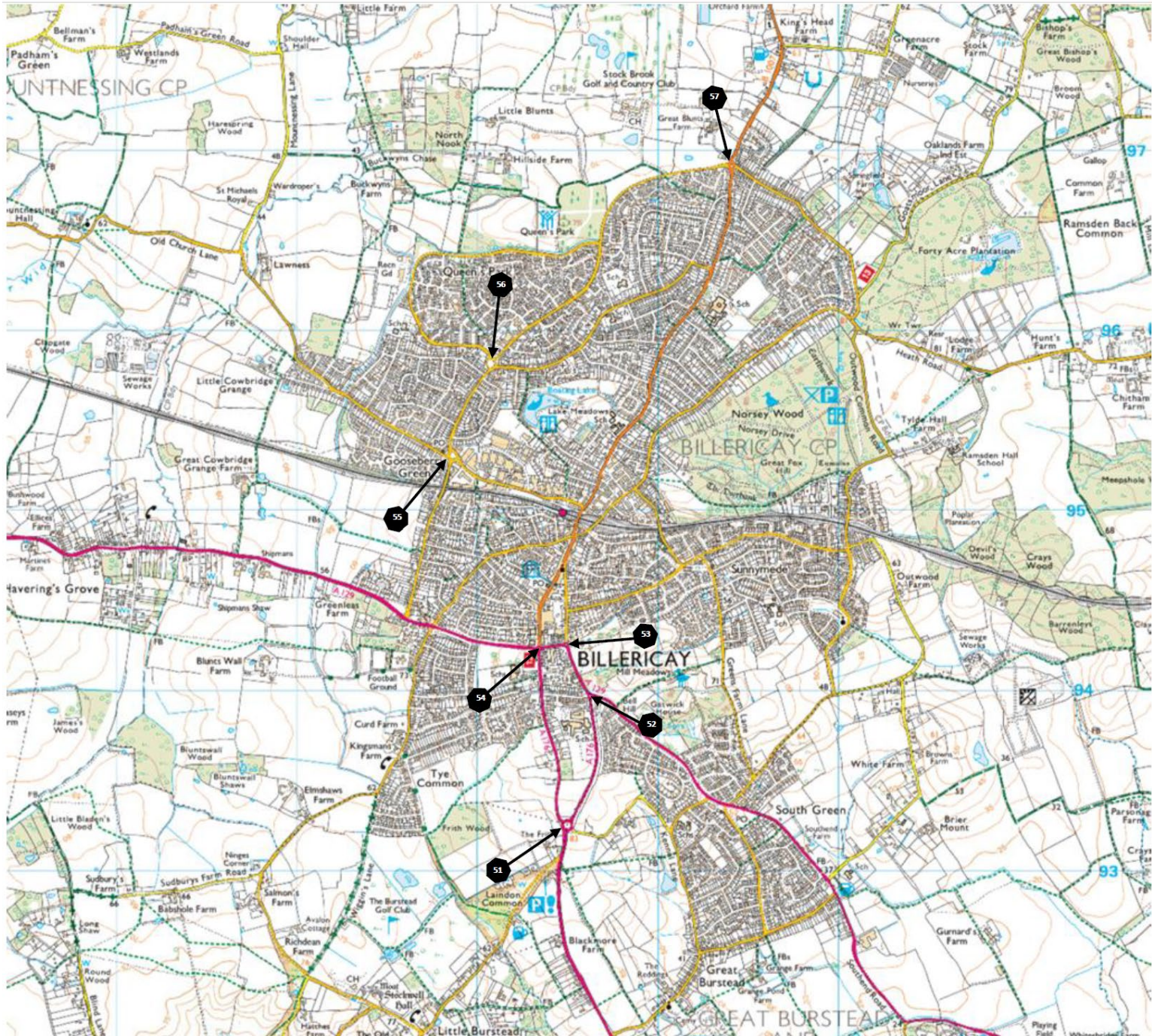
### Roundabouts for advertised identified in Basildon

-  MAJOR ROUNDBABOUTS [AVAILABLE FOR LARGER SIZE ADVERTISEMENT SIGNS]
-  MINOR ROUNDBABOUTS [AVAILABLE FOR STANDARD SIZE ADVERTISEMENT SIGNS]

**APPENDIX 1 - ROUNDBABOUTS AVAILABLE FOR ADVERTISING MAP**



Roundabouts for advertisement identified in Billericay



Roundabouts for advertisement identified in Wickford

