

## WEST DUNBARTONSHIRE COUNCIL

### Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 30 April 2014

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**Subject: Residential Development: Principles for Good Design  
Supplementary Guidance**

#### **1. Purpose**

- 1.1** To seek approval of Supplementary Guidance for the design principles of residential developments and to advise the Committee of the outcomes of the consultation process and the next steps.

#### **2. Recommendation**

- 2.1** That the Committee agrees to adopt the supplementary guidance subject to notification to Scottish Ministers.

#### **3. Background**

- 3.1** The West Dunbartonshire Local Development Plan Proposed Plan (LDP) was approved by Planning Committee on 14 August 2013 and is accompanied by documents which supplement the policies therein. One of these is supplementary guidance on the design of new residential development.
- 3.2** A draft supplementary guidance "Residential Development: Principles for Good Design" was presented to the Planning Committee in September, 2013 and following approval, was published alongside the LDP on 27 September, 2013 for a consultation period of 8 weeks.

#### **4. Main Issues**

##### Consultation Responses

- 4.1** During the 8 week consultation period, consultation was carried out with a wide range of statutory agencies, community councils, house builders and landowners. Four detailed responses were received and a summary of these is set out in Appendix 1. Consultation was also carried out internally and responses were received from Roads & Transportation, Environmental Health and Regeneration.
- 4.2** The responses from the consultees are supportive of the aims of the guidance and comments tend to relate to either strengthening the various interests of the consultees or to clarify specific points.
- 4.3** Only one response was not supportive. A house builder has expressed concerns over the standards proposed for minimum garden sizes which it

feels are not realistic for modern housing layouts, and the requirement to ensure that driveways are located to the side of properties and not in front gardens. However, it is considered important to ensure that residential layouts provide adequate garden space for properties especially family-sized houses and no amendments are proposed. In addition, the driveway policy seeks to ensure front gardens are retained to provide valuable amenity space along the roadside and that cars do not dominate the streetscape. Therefore, no amendment is proposed in relation to these matters.

#### Amendments Made in Response to Comments

- 4.5** The guidance document is set out in Appendix 2. It reflects the style of the Local Development Plan, in order to emphasise its close relationship to it. It incorporates further illustrations and photographs from local examples of good design in the Council area. The text has also been refined to reflect consultation responses however the overall structure remains the same as the draft guidance covering issues such as: Character and Setting, Layout and Plot Sizes, House Design, Landscaping, Open Spaces and Play Areas, Creating Streets and Community Safety.

#### Next Steps

- 4.6** In order to comply with Regulation 27 of the Town and Country Planning (Development Planning)(Scotland) Regulations 2008, a copy of the guidance requires to be sent to the Scottish Ministers along with a Statement setting out the publicity measures undertaken, the comments received and an explanation of how these comments were taken into account.
- 4.7** After 28 days have elapsed the authority may adopt the supplementary guidance unless Scottish Ministers have directed otherwise. If the Scottish Ministers make any substantial change the Committee will be advised of the proposed changes and our responses. If it is issued without comment, members will be advised by the monthly elected member bulletin that it has now been adopted. It is proposed to publish the guidance online with interactive links as well as making paper copies available, if requested.

### **5. People Implications**

- 5.1** There are no people implications.

### **6. Financial Implications**

- 6.1** There are no financial implications.

### **7. Risk Analysis**

- 7.1** No risks have been identified.

## **8. Equalities Impact Assessment (EIA)**

**8.1** No equality impacts have been identified.

## **9. Consultation**

**9.1** The consultation process is explained above and is now complete.

## **10. Strategic Assessment**

**10.1** The supplementary guidance seeks to improve the quality of new residential development within the Council area and is considered to contribute to the Council's strategic priorities and in particular towards local housing and sustainable infrastructure.

### **Richard Cairns**

Executive Director of Infrastructure and Regeneration

Date: 5 April 2014

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**Appendices:** Appendix 1: Summary of consultation responses  
Appendix 2: Text of proposed residential supplementary guidance.

**Background Papers:**

1. Response from Scottish Environmental Protection Agency
2. Response from Scottish Natural Heritage
3. Response from SportScotland
4. Response from Persimmon Homes
5. Response from Economic Regeneration, WDC
6. Response from Environmental Health
7. Response from Forward Planning
8. Response from Road Services

**Wards Affected:** All wards