

WEST DUNBARTONSHIRE COUNCIL

Report by the Director of Development & Environmental Services Planning Committee: 1 February 2006

**Subject: DRAFT SUPPLEMENTARY GUIDANCE FOR
HOUSEHOLDER DEVELOPMENT**

1.0 Purpose:

- 1.1 To advise Members of the preparation of two supplementary design advice documents for householder developments. These will be finalised and presented before members in Spring/Summer 2006 for adoption and will be used to support the existing Local Plans and the emerging West Dunbartonshire Local Plan. Copies of these documents will be made available to members at committee, or can be obtained by contacting Development Management on 01389 738572.

2.0 Background:

- 2.1 The present housing economic climate means a significant number of home owners are extending their properties rather than move house. This has meant an increase in the number of householder planning applications being made to the Council. It is considered that the current supplementary design guidance needs to be updated to ensure higher standards in design are achieved.

3.0 Main Issues:

- 3.1 Design advice is contained within the existing local plans policies. The only additional guidance "A guide to house extensions" was published by Dumbarton District Council and cannot be reasonably applied to the whole of West Dunbartonshire.
- 3.2 Members are now advised that two new supplementary design guidance documents have been drafted. "Householder Design" is a full colour brochure offering guidance and development advice on key aspects of household development. "The 45 degree code – a fair balance between neighbours" gives guidance to applicants and architects on how development should avoid affecting daylight and outlook between neighbours.
- 3.3 The two draft documents are now at the consultation stage and will be sent to local architects and agents for comment. In addition a series of workshops/forums will be held to discuss the implications of the guidance and its drive for improved quality. It is anticipated that this exercise will be completed in the Spring and the final draft documents

will be presented before members in Spring/Summer 2006 to be adopted.

4.0 Recommendation:

- 4.1 Members are asked to endorse the contents of the report and agree the public consultation exercise for both documents.



Dan Henderson
Director of Development and Environmental Services
Date:12/01/06

Background Papers:

1. Copy of Dumbarton District Council Householder Design Guide
2. Householder Design (Draft)
3. The 45 degree code – a fair balance between neighbours (Draft)

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