relationship with neighbours

section six

6. Relationship with Neighbours

6.1 Overshadowing

212. New development must be designed so as not to unreasonably overshadow, block daylight or be unduly obtrusive to adjacent buildings and public spaces. Proposals that cause a significant loss of light to their neighbours will be considered unacceptable. Generally new buildings should respect the established building frontage lines, however, where the existing development is mixed (i.e. there is no clear building line), or to the rear, a more flexible approach to the position of the footprint may be acceptable, subject to it not unduly impacting on the amenity and enjoyment of neighbouring properties.

Larger developments and those that break the established building line and grain may be required to show the degree of solar shading on neighbouring properties by means of a Sunlight / Daylighting Assessment – for further details see Section 13

6.2 Overlooking and Privacy

213. Everybody wants privacy. All developments and extensions must be designed so as not to give rise to unreasonable or perceived overlooking or compromise the privacy of an existing building or private garden. This is particularly important in residential areas and proposals for new development will be expected to maintain an acceptable distance between boundaries and habitable rooms in

The solar shading & privacy screens on this surgery are an important part of the buildings character, but also serve to make the building more comfotable for its users.

surrounding properties. Cross Section Diagrams can be an effective tool to demonstrate that overlooking is not possible. (It should be noted that 1.7m is used by the Council as the eye line height in these instances.)

214. Given the tight urban grain of most of the Borough, more inventive window designs, for example angled bays and north lights (large areas of roof lights), may offer alternative options for daylighting that do not compromise the privacy of neighbours. However, measures employed to prevent overlooking should not result in an unacceptable outlook for the new development (for example, habitable rooms served only by obscured glazed windows will not be considered acceptable). In some cases it may be necessary to look at alternative uses for a site.
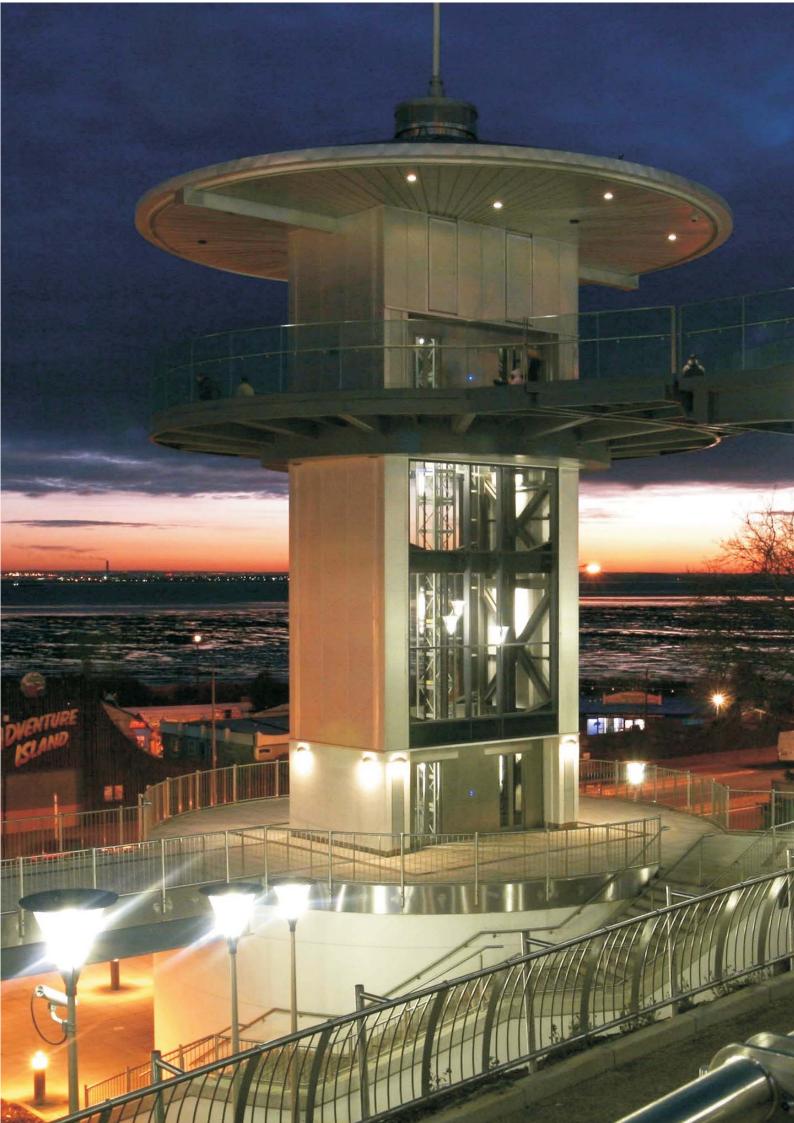
6.3 Noise

215. Noise can be a significant nuisance and its impact should be taken into account at the design stage. Where a mix of uses is proposed within a building, the internal layout should be carefully considered so that noise conflicts between the different occupiers do not cause a disturbance. .

216. Development sites close to high noise generators (e.g. MOD testing areas, railways or main roads) must include extra mitigation measures to minimise the impact for the occupiers.

For further details see PPS23 Planning and Pollution Control

Obscure screen on balconies at Chapman Sands development along Chalkwell Esplanade ensure that the neighbours privacy is protected from overlooking.

accessibility and community safety

7. Accessibility and Community Safety

7.1 Access for All

Policy Link - Core Strategy Policy CP3: Transport and Accessibility – 7
Core Strategy Policy CP4: The Environment and Urban Renaissance – 6

7.1.1 Access to New Developments

217. Entry to any building, public space or landscape should be equally accessible to all users including pedestrians, cyclists, pushchairs, as well as those with specific needs. All proposals must comply with the requirements of the Disability Discrimination Act (DDA). Particular care needs to be given to the building approach, the entrance threshold, and the general landscape. This should be considered at the outset to avoid access ramps being tacked onto the development in an ad hoc way at the end of the design process or after the building has been built. Disabled access should not normally be segregated or inconvenient for the user.(i.e. not via a big detour through the basement). PPG13 also pushes this aspect by virtue of its intention to shift transport issues from mobility to accessibility.

218. Proposals for larger developments should consider consulting local access groups as part of their Statement of Community Involvement.

This access ramp has been designed to incorporate the same materials as the main building and a significant area for landscaping.

7.1.2 Improving Access to Existing Buildings

219. Improving the access to an existing building may not be as straightforward as designing a fully accessible new building and it is therefore important to consider all the options. An external ramp can be visually dominant and is not always the best option. Eliminating steps at the threshold, an internal ramp or a handrail may be a better option.

7.1.3 Emergency Access

220. All new developments must ensure that adequate provision is made for the access of all types of emergency vehicles. It is recommended that the applicant liaises directly with the emergency services to ascertain their requirements for a particular scheme and provide evidence of this with any planning application submission.

See also Section 4.5.1 Internal Arrangements and Space Standards, Appendix4 Lifetime Home Standards and Section 4.4.2 Openings. For further information see Part M of the Building Regulations and the Disability Discriminations Act which can be viewed at www.dwp.gov.uk

7.2 Secured by Design

'In an environment which is well designed, attractive, clearly defined and well maintained people are likely to take pride in their surroundings, will tend to feel comfortable and safe and have a sense of shared ownership and responsibility.' (Secured by Design Principles, 2004)

Policy Link - Core Strategy Policy KP2; Development Principles – d
Core Strategy Policy CP4: The Environment and Urban Renaissance – 6
Core Strategy Policy CP6: Community infrastructure - 5

221. All new development should be designed to reduce the opportunity for crime. The Council has a duty to do all that it reasonably can to prevent crime and disorder in its area. The following list highlights some recommendations designed to maximise public safety in urban areas:

7.2.3 Natural Surveillance and Permeability

222.   Streets that are overlooked by windows and shopfronts are much friendlier and feel safer than blank facades. The main pedestrian entrance should be located on the street frontage so that it is visible from the public realm. Comings and goings further increase activity in the area. Public access routes that are not overlooked should be avoided. Parking areas can be particularly vulnerable to crime and should not be separated from pedestrian routes and natural surveillance unless they are secure.

223.   Areas with good permeability have greater numbers of passers by and through traffic. Consequently activity levels are higher and natural surveillance is increased. Cul-de-sacs have much reduced levels of activity and are generally considered more vulnerable to crime.

CCTV
224.   Where CCTV is necessary it should be carefully integrated into the building design and not an afterthought. Cameras should be visible but not over dominant. In conservation areas in particular, CCTV must not be intrusive. From a design perspective attaching them to buildings or existing street furniture is a much preferable option than providing new free standing poles.

Neighbourhood Creation and Mix of Uses
225.   Communities of mixed uses, mixed tenures and housing types attract people of a range of ages and social backgrounds. A more balanced community generally brings about a more sustained level of activity throughout the day and evening. Living above shops and offices gives increased protection for commercial properties by providing natural surveillance and activity outside of office hours and will be encouraged.

Sense of Place
226.   New development should, where appropriate, create its own identity, reinforce established character and have a comfortable relationship with adjacent buildings, streets and public spaces. High quality urban design can engender civic pride and ownership of a public space and well selected robust materials tend to be more durable in the long term. (Consideration should be given to including anti-skateboard measures on all street furniture and planters as this has become

a particular problem in the Borough.) Successful attractive streets and public spaces tend to be better used and subsequently have greater levels of activity and natural surveillance, discouraging anti-social behaviour. Good management and maintenance of public spaces will also discourage crime.

Lighting and Boundaries
227.   Well-lit streets and spaces are clearly an integral part of any development and lighting schemes should be designed to enhance the quality of the spaces at night. Corners created by negative spaces should be avoided. It is essential to consider both the pedestrian and the motorist when designing lighting schemes. Energy efficient lighting must be used wherever possible.

228.   Boundary walls and other types of enclosure can contribute to character and provide a buffer between public and private spaces. Security gates may be considered appropriate for vehicular entrances to flatted developments but they need to careful detailing. This will avoid negative architectural language and should only be used if there is not better alternative. Security gates to private roads can be detrimental to local character and will not normally be considered acceptable.

See also 'Secured by Design Initiative' at www. securedbydesign.com and Section 11.6.2 Security Shutters