



# *Walsall Metropolitan Borough Council*

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*Development Control  
Committee*

30<sup>th</sup> March 2005

## **RESIDENTIAL DEVELOPMENT STANDARDS, INTERIM SUPPLEMENTARY PLANNING DOCUMENT**

### **1. PURPOSE OF REPORT**

- 1.1 To obtain comments on the proposed document prior to it being forwarded to Council for adoption.

### **2. RECOMMENDATION**

- 2.1 That the document is supported for adoption as an interim supplementary planning guidance document pending the production of comprehensive design guidance in a new Supplementary Planning Document later in the year.
- 2.2 That Council be advised to approve the document at its meeting on 25th April 2005

### **3. FINANCIAL IMPLICATIONS**

- 3.1 The production of the document is within existing budgets.

### **4. POLICY IMPLICATIONS**

- 4.1 The adoption of the document will provide the Council with detailed residential development standards for use in determining planning applications following the adoption of the revised Unitary Development Plan.

### **5. LEGAL IMPLICATIONS**

- 5.1 The adoption of the document will allow it to be used in determining planning applications and supporting the Council's case against appeals.

### **6. EQUAL OPPORTUNITY IMPLICATIONS**

- 6.1 The document is intended to provide a consistent approach in determining planning applications across the borough.

7. **ENVIRONMENTAL IMPACT**

- 7.1 The standards are intended to manage the impact on the environment, safeguard the appearance of the borough's housing stock, and protect the amenity of existing and future residents.

8. **WARD(S) AFFECTED**

- 8.1 All.

9. **CONSULTEES**

- 9.1 Applicants, agents and other service users have been consulted on the draft document.

10. **CONTACT OFFICER**

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11. **BACKGROUND PAPERS**

Supplementary Planning Guidance Consultation Draft (2002) and consultation replies.

12. **Residential Development Standards - Supplementary Planning Document**

- 12.1 The Revised Unitary Development Plan was adopted by Council on 7<sup>th</sup> March 2005. This has superseded the existing UDP that was adopted in 1995 and means that the policies in the existing UDP will no longer have significant weight in the decision making process.
- 12.2 The Council's expectations for new residential development and extensions to dwellings and space around dwellings are contained in the text of the existing UDP. Policy H10 of the Revised UDP proposes that they will be contained in separate supplementary planning guidance. A consultation draft of such guidance was prepared in 2002 and comments invited. Formal adoption was placed on hold pending the outcome of the UDP Public Inquiry, the modification stage and the adoption of the revised UDP itself.
- 12.3 Since 2002, the development plan regime has changed under the Planning and Compulsory Purchase Act 2004. The Unitary Development Plan is now to form part of the Local Development Framework, with supplementary planning guidance to be known as supplementary planning documents. The process for preparing and adopting supplementary planning documents is now laid out in statute.

- 12.4 The draft residential development supplementary planning guidance would not meet the requirements of the new regime. In particular, good practice now requires such guidance to provide more positive advice on good design, rather than being simply a set of minimum standards.
- 12.5 Because of the changing requirements and limited resources, it has not been possible to prepare a more comprehensive residential design guide in time to meet the deadline for adoption of the UDP Review. In the absence of such a document, this means that the Council would have no detailed adopted standards to use in assessing planning applications for new residential development or extensions to existing dwellings other than those that have previously been used. This would make it more difficult to refuse applications or defend decisions on appeal that did not meet such standards.
- 12.6 The attached document has therefore been prepared for use as an interim supplementary development guide. Work has commenced on the comprehensive residential design guidance and that this will be completed in order to replace this interim document by the end of this year.
- 12.7 The interim document is based on the supplementary planning guidance that was prepared in 2002. This was used as the basis for consultation with the former district and Planning and Highway committees and other interested parties including planning agents, developers and other local authorities. No significant changes have been made to the 2002 as the document was largely supported save for comments about its use of standards rather than positive design guidance. Therefore except for the re-ordering of text the document is largely unaltered. The Council's residential parking standards were originally to have formed part of the guidance, but following the recommendation of the inspector following the Public Inquiry into the UDP review these now form part of the UDP itself. (Policies T7 and T13).

**Martin Yardley, Head of Planning and Transportation**