Local Development Order for B1 uses

Somerset West & Taunton

Somerset West and Taunton
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1.3 How to Use the Design Code
- How to Use the Code
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- Block & Building Design Code diagram
The purpose of the LDO is to assist in the delivery of small scale office, research and light industrial space. Through the LDO the delivery of such employment space will be easier and faster. The LDO and this accompanying Design Code will create a straightforward system for potential applicants to understand and interpret potential development opportunities.

This Design Code document sets out design parameters to be applied to any development. Its purpose is to ensure that a high and consistent standard of design is delivered, and to provide sustainable and stimulating working environments whilst at the same time enabling the diverse requirements of individual occupiers to be met.

Development must accord with all aspects of the Design Code in order to benefit from the permitted development rights confirmed by the LDO. This Design Code should be considered alongside the accompanying Local Development Order (LDO) which addresses planning and procedures in respect of the site.

WHAT DOES THIS LDO COVER?

The LDO permits the following uses:

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Definition</th>
<th>Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1 (a)</td>
<td>Offices - other than those within class A2.</td>
<td>Up to 50 sqm net</td>
</tr>
<tr>
<td>B1 (b)</td>
<td>Research and development of products or processes</td>
<td>Up to 200 sqm net</td>
</tr>
<tr>
<td>B1 (c)</td>
<td>Light Industry – use for any industrial process which can be carried out in a residential area without causing detriment to the amenity of that area.</td>
<td>Up to 200 sqm net</td>
</tr>
</tbody>
</table>

This does not prevent office floorspace being included as an ancillary use within Research and Light Industrial premises, providing it covers a floor space area of no more than 50 square metres.

The Design Code will inform applicants of proposed building size allowances/restrictions which relate to individual plot parameters and site location. The total site area including external areas, landscaping and access, must not exceed 1 hectare in size.
WHY A DESIGN CODE

A Design Code is a proactive method of securing high quality new development, giving the applicant clear guidance on delivering office and light industrial space within the given context. The Design Code provides clear guidance to the applicant and certainty to the community and local authority regarding the quality of the proposed development.

This Design Code is intended to be a benchmark and reference manual for a range of architectural, urban and landscape design issues that will inform the detailed design of the scheme. The Design Code responds to the LDO framework, identifying appropriate approaches for delivering small scale employment space within a range of contexts and locations across Somerset West and Taunton. The Design Code responds to national and local design policies by clearly setting out design principles that are appropriate to their context and provides the required small-scale industrial space whilst contributing positively to the site and landscape/townscape.

This Design Code sets out plot parameters for height, scale and massing, proximity to adjacent boundaries, building materials, colour palettes, roofs, doors and windows and landscape works, all of which should draw precedent from the local character of the district.

SUSTAINABILITY CONTEXT

Underpinning this LDO is the need to encourage employment uses close to where people live. With this shift from a daily commuting pattern to working locally, the LDO hopes to have a positive impact on reducing traffic and associated issues across the District.

The following sustainable approaches are encouraged within any new employment unit and surrounding landscape works under this LDO:

- Low energy use
- High levels of insulation
- Appropriate levels of natural lighting
- Reuse of building materials where possible
- Use of building materials which can be recycled in the future
- Use of native plant species characteristic of the local landscape
- Sustainable drainage systems
- Retention of existing trees and hedgerows
- Measures to support biodiversity
- Appropriate waste management and recycling strategies
- Cycle storage to encourage sustainable travel
- Installation of bird and bat boxes or nesting provisions within new buildings
1.2 CAN YOUR DEVELOPMENT BE CONSIDERED?

Use this chapter to determine whether your proposed development can be considered through this LDO process.

Step 1 and Step 2 in chapter 1.2 should be used to determine whether your proposed development can be considered through this LDO submission process.

Working through each of the technical requirements will confirm:

a) whether your proposals are suitable for approval via an application of compliance through this LDO or whether a planning application is required

b) where you need to provide further evidence to demonstrate compliance with the checkpoints within your Design and Access Statement submission

Please note: The LDO only removes the requirement to obtain express planning permission. It does not remove the need to obtain other statutory consents such as:

- The UK Building Regulation requirements in effect at the time of submission for approval
- Consents under Ecological legislation
- Consents under Highways legislation
- Licensing
- Health and Safety Executive consents

MAP OF DISTRICT SHOWING LDO EXCLUSIONS

- Somerset West & Taunton District
- Exmoor National Park
- Quantocks AONB
- Conservation Areas
- SSSI's
- Blackdown Hills AONB
1.2 CAN YOUR DEVELOPMENT BE CONSIDERED?

STEP 1 Check: Process, Location & Size

1. PROCESS
- This is your first LDO at this address and you have NOT previously received an LDO certificate of conformity at this address
- You have completed the DAS proforma checklist in chapter 4.1
- Your proposal does NOT require the demolition of any buildings to enable the development of new buildings

   NO
   Proceed to check 3

   YES
   Proceed to check 2

2. SITE LOCATION
Is your site located within:
- Taunton
- Wellington
- a Conservation Area
- the curtilage of a Listed Building
- an Area of Outstanding Natural Beauty

   YES
   Proceed to check 2

   NO
   Proceed to check 3

3. SITE SIZE
Is your site Less than 1 Hectare?

   NOTE: Your site area is the extent of land necessary to carry out the proposed development, including the land you need for site access

   YES
   Proceed to STEP 2

   NO
   Proceed to check 2


You do not qualify for development through this LDO. A planning application will be required for the development.
STEP 2 Check: Technical Matters

To support your application, you are required to demonstrate consideration of the technical matters which are described over the following pages.

The nature of the technical information you demonstrate will depend on the individual circumstances of your site’s location.

TECHNICAL MATTERS
- Highways and Access Requirements
- Flood Risk Requirements
- Ground Contamination Requirements
- Ecological Requirements

Demonstrating compliance with some matters could be shown on drawings or text within the Design and Access Statement, whilst in other cases, supplementary technical information or specific reports will be required as part of your application.

Please note that where Somerset West and Taunton judge there is insufficient information provided to make a decision, they may make request for further information on this basis.
HIGHWAYS AND ACCESS REQUIREMENTS

INTRODUCTION

To qualify for development through the LDO, your site must have an existing vehicle access point, and you must be able to show that this is a route which is safe and appropriate for the amount and type of traffic that may need access. This is necessary to protect the safety of those travelling to the site and existing traffic on the highway network.

Certain aspects of your proposals will therefore need to be checked, such as the condition and layout of the existing access point, the route to the site from the main roads, and the distance from the proposed building to the nearest road. Further advice about site access requirements are set out on page 14.

You will also need to demonstrate that the amount of on-site car parking is suitable and that the site is laid out in such a way that vehicles do not need to stop and park outside of the proposal area, as this may compromise the safety of other road users. Further advice about parking standards are set out on page 14.

The two-level assessment process designed to confirm the suitability of your proposals is set out over the following pages. Note that it is only necessary to undertake the Level 2 assessment if the requirements of the Level 1 assessment have not been met in the first instance.

If your proposals do not satisfy the requirements set out below, you will have to consult with Somerset County Council as the Local Highway Authority, and the proposals won’t qualify for development through this LDO.

LEVEL 1 ASSESSMENT

If the table below confirms that you do not need to progress to the Level 2 assessment, you will not need any further highways and access evidence. You must still consider if any of the flooding, ecology or contamination considerations set out on pages 16 and 17 apply to your proposals and satisfy the requirements of these before you submit your compliance application.

Table 1. Is further evidence required?

<table>
<thead>
<tr>
<th>Parameter</th>
<th>No Further Assessment is required</th>
<th>Step 2 Assessment Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposals are for sole B1(a) land use with a GFA less than 50m² with an existing access from the highway already provided</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>The proposals are for any combination of B1(a)/B1(b)/B1(c) land uses with a total Gross Floor Area up to 200 m², and with an existing access from the highway provided</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>The proposals are for sole B1(b) or B1(c) land use with a total Gross Floor Area up to 200 m², and with an existing access from the highway provided</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>
LEVEL 2 ASSESSMENT

The table below sets out the requirements that must be met in order for a compliance application to be submitted for your proposals through this LDO. For each of the requirements, you must be able to provide evidence to show that the requirements can be met.

Make sure you carefully check each of the requirements below. If any of these key requirements suggest that your proposals are not eligible for consideration through the LDO process, further advice should be sought from Somerset West and Taunton Council as the Local Planning Authority.

Once you are certain that your proposals meet the highways requirements, you must ensure that your proposals meet the flooding, ecology, and contamination requirements set out within this chapter before submitting your compliance application for consideration.

Table 2. Site eligibility and access evidence required

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Evidence of Required through D&amp;A Statement</th>
<th>Is the site eligible for consideration through this LDO?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Route to Main Site Access – to ensure employees and all relevant vehicle types can access the site via a safe and appropriate highway route</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The main site access junction is located on a classified road (i.e. A, B or C class)</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>The main site access junction is located on an unclassified road, but within 100m of a classified road (i.e. A, B or C class)</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>The main site access junction is located on an unclassified road, but within 100m of a development site with existing or consented industrial or commercial uses</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>The main site access is located on an unclassified road, and without access within 100m to a classified road (i.e. A, B or C class) or existing or consented industrial/commercial development</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Main site access - to ensure that vehicles can enter/exit the highway network safely</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The existing access meets the criteria detailed in on page 14</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>The existing access does not meet the criteria detailed on page 14</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>A new access junction is required</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Internal Layout – to ensure that the site layout provides appropriate access to the proposed development for all relevant vehicle types</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The new development is located within 50m of a highway that is maintained by the local highway authority</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Servicing activities (for example, refuse collection and deliveries) is possible from the highway located adjacent to the site or the site provides sufficient space to accommodate turning of the largest vehicle that would access the site (large bin lorry as a minimum) so that they can leave the site in a forward rather than reverse gear</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>The parking provision is provided in accordance with the standard set out on page 14</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>The layout does not meet one or more of the other requirements set out within the ‘Internal layout’ sub section of this table</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>
HIGHWAYS AND ACCESS REQUIREMENTS

MAIN ACCESS SPECIFICATION

The main site access junction must meet the specification set out below:

- Appropriate visibility must be provided in both directions for vehicle drivers exiting the site access onto the adjacent highway. The minimum visibility achievable must be in accordance with the requirements set out below. Further guidance on how to measure the visibility available can be found in the “Manual for Streets” guidance under Section 7.6. The visibility must be achievable using land under the applicant’s ownership or is adopted highway land, verge or footway. For all speeds an ‘x’ distance of 2.4 metres is applicable. The minimum ‘y’ lengths are listed below:

  - If the speed limit is 20mph, at least 25 metres visibility must be provided
  - If the speed limit is 30mph (indicated by speed limit signs or street lighting in a built-up area), at least 43 metres visibility must be provided
  - If the speed limit is 40mph, at least 90 metres visibility must be provided
  - If the speed limit is greater than 40mph and the access is onto a classified road, the ‘y’ distance should at least be provided in line with the length given for Stopping Sight Distance in Tables 2 and 3 (DMRB)

- Minimum width of 6 metres over a length of 15 metres
- Private land should fall away from the adjacent highway to ensure that surface water runoff from the site does not drain onto the public highway
- Gradient of access should not exceed 1 in 10, for at least the first 15 metres from the edge of the adopted highway
- Access should be consolidated or surfaced for at least the first 15 metres, as measured from the edge of the adjoining carriageway (this must not be loose stone or gravel).
- Any entrance gates should be hung to open inwards and must be set back a minimum distance of 5.0 metres from the carriageway edge.

PARKING SPECIFICATION

The level of parking provided for the new development should be in line with the standards set out in the table below. This should be provided in addition to any parking provided for the existing development on the site:

Table 3. Parking standards based on Somerset County Council Adopted Parking Strategy

<table>
<thead>
<tr>
<th>Type</th>
<th>Town/Village Centres and Peripheries</th>
<th>Rural Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cycle</td>
<td>1 per 80m² of gross floor area</td>
<td>1 per 200m² of floorspace</td>
</tr>
<tr>
<td>Vehicle</td>
<td>1 per 40m² of gross floor area</td>
<td>1 per 30m² of gross floor area</td>
</tr>
<tr>
<td>Disabled</td>
<td>1 of the vehicle spaces provided should be sized for disabled use</td>
<td>1 of the vehicle spaces provided should be sized for disabled use</td>
</tr>
<tr>
<td>Motorcycle</td>
<td>1 space</td>
<td>1 space</td>
</tr>
</tbody>
</table>

Parking bays must meet these minimum dimensions:

- Perpendicular - 2.4 wide x 4.8m long
- Parallel - 2.4 wide x 6m long
- Disabled – as above, plus additional 1.2m buffers provided on the offside and rear of the space

Parking bays must have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering / exiting spaces.
FLOOD RISK REQUIREMENTS

Find out which Flood Zone your proposal area sits in by using the Environment Agency’s Flood Map for Planning: https://flood-map-forplanning.service.gov.uk/

A Flood Risk Assessment is required to support this submission if:

a) your site is in an area within flood zone 1, but has critical drainage problems as notified by the Environment Agency;

or

b) your site is in flood zone 2 or 3a;

or

c) your site could be affected by sources of flooding other than rivers and the sea.

Your site does not require a Flood Risk Assessment - proceed to next stage - CONTAMINATION

Your site requires a Flood Risk Assessment - see further information below

ADDITIONAL INFORMATION

Advice on what should be included within a Flood Risk Assessment is available through the Somerset West and Taunton Website. Standing advice for the production of an Flood Risk Assessment and examples of Flood Resilience Measures can also be found at https://www.gov.uk/guidance/flood-risk-assessment-standing-advice.

- The development uses included within this LDO are considered as ‘less vulnerable’ to flooding and is therefore appropriate for consideration through this process.

- Development will provide less than 200m of new floorspace and be set within an overall site coverage of less than 1Ha. This means proposed development through this LDO is minor in nature and therefore will not require a sequential or exception test.

- You do not need to submit your Flood Risk Assessment as a separate submission. This information should be submitted alongside the rest of your Design and Access Statement.

GROUND CONTAMINATION REQUIREMENTS

Is there a reason to believe contamination could be an issue?

NO - proceed to next stage - ECOLOGY

YES As part of your LDO application you should provide proportionate but sufficient site investigation information (a risk assessment) Guidance on this is provided below

ADDITIONAL INFORMATION

If there is a reason to believe contamination could be an issue, applicants should provide proportionate but sufficient site investigation information (a risk assessment) prepared by a competent person to determine the existence or otherwise of contamination, its nature and extent, and the risks it may pose and to whom/what (the ‘receptors’) so that these risks can be assessed and satisfactorily reduced to an acceptable level.
ECOLOGICAL REQUIREMENTS

Development within this LDO has the potential to impact environmental designations and local habitats. To understand whether your proposal would qualify for the use of this LDO and whether further ecological information will be required to be submitted alongside your application, follow the following two steps.

**Step 1**

Firstly, you must check the central government database for nearby environmental designations. To do this, simply:

2. Type in your postcode.
3. Tick the ‘Designations’ box on the ‘Table of Contents’ tab and then tick the ‘Land-Based Designations’ subcategory box.
4. Click the information button on the toolbar and then click on your site.
5. Read the criteria for ‘SSSI Impact Zones’ to understand whether development is likely to impact any protected habitats (SSSI, SACs, SPAs and Ramsar Sites);
6. If your proposal fulfils any of the stated criteria or states ‘ALL APPLICATIONS’, it is judged as likely to affect a protected designation or species. It therefore does not qualify for development through this LDO.

**Step 2**

There is potential for wildlife to be found in and around occupied properties and be affected by works covered by this LDO. Are any of the following buildings or features present at your site:

- Veteran (historical or important trees, cellars, ice houses, old mines and caves?)
- Buildings with features suitable for bats, or large gardens in suburban and rural areas?
- Traditional timber-framed building (such as a barn)?
- Lakes, rivers and streams (on the land or nearby)?
- Heathland on, nearby or linked to the site (by similar habitat)?
- Meadows, grassland, parkland and pasture on the land or linked to the site (by similar habitat)?
- Ponds or slow-flowing water bodies (like ditches) on the site, or within 500m and linked by semi-natural habitat such as parks or heaths?
- Rough grassland and previously developed land (brownfield sites), on or next to the site?
- Woodland, scrub and hedgerows on, or next to the site?
- Coastal habitats?

If your proposal fulfils any of the stated criteria or states ‘ALL APPLICATIONS’, it is judged as likely to affect a protected designation or species. It therefore does not qualify for development through this LDO.

If you have answered yes to any criteria in Step 2, there is an increased chance of protected species being present at your site. An ecology survey (extended stage 1 survey) will therefore be required to be undertaken and findings submitted alongside your Design & Access Statement.

If you have answered ‘No’ to all of the criteria move to the next stage - HOW TO USE THE DESIGN CODE

**ADDITIONAL INFORMATION**

If evidence of habitation is found at your site during the ecological survey, you must also include a summary of acceptable mitigation measures alongside your Design and Access Statement.

Any ecology survey must be undertaken by a qualified ecologist at the appropriate time of year in accordance with Natural England Standing Advice, available from https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#standing-advice-for-protected-species. The chosen ecologist will be able to advice on necessary avoidance, enhancement and mitigation measures.

To find a suitably qualified ecologist to complete a survey and suggest mitigation measures, you can search: https://events.cieem.net/RegisteredPracticeDirectory/Registered-Practice-Directory.aspx.

If species are discovered following the commencement of development, you must stop immediately and consult your chosen ecologist.
1.3 HOW TO USE THE DESIGN CODE

Please refer to the flow diagram below which illustrates how to use the Design Code and prepare the supporting information to accompany your Application for Compliance Form.

The Code is divided into sections, starting with the site and context, before focusing in on urban design, landscape and building proposals. Within each section individual ‘Codes’ are highlighted, covering specific design requirements and parameters.

**FLOW DIAGRAM:**

1. **Does the Proposed Development meet LDO Criteria set out in chapter 1.2?**
   - **YES**
     - Go to chapter 2.1
     - Which typology is your site located within?
   - **NO**
     - Planning Permission is Required
     - Go to chapter 2.1
     - Which typology is your site located within?

2. **Chapter Selection:**
   - Town & Village Centre: Go to Chapter 3.1
   - Town & Village Periphery: Go to Chapter 3.2
   - Rural Area: Go to Chapter 3.3

3. Review chapter 2.2 to understand which character area your site is within and respond accordingly

4. Go to chapter 4 'Submission Requirements'
LANGUAGE & DEFINITIONS:

- Bikes contained in proposed building or in secure exterior store
- Retained existing garden 50m² minimum behind building line
- Remaining garden must relate to the existing dwelling its layout and living spaces

BLOCK AND BUILDING DESIGN CODE DIAGRAM:

1. Your Dwelling
2. Neighbouring Properties
3. Proposed LDO Unit
4. Parking Space for Proposed LDO Unit
   - Building Line

- Sustainable drainage of servicing / parking surface
- Recycling / bin storage
- Appropriate screen planting
- Compliant visibility splay
- Pavement
- Road
- Existing Access
- 6m
UNDERSTANDING THE SITE
2.0 UNDERSTANDING THE SITE

2.1 Site Location
- Site Typologies
- Town & Village Centres
- Town & Village Peripheries
- Rural Areas

2.2 Landscape Setting
- Landscape Character Areas
2.1 SITE LOCATION

SITE TYPOLOGIES

This Design Code covers a number of area Typologies which are seen throughout the District. The Code is divided into 3 sections, which covers each Typology: Town and Village Centres, Town and Village Peripheries and Rural Areas. Prospective applicants should use the guidance in this chapter to identify which typology their site lies within.

Any proposed site should be considered in relation to the appropriate section within chapter 3 of this document. Each section will set out the simple parameters which the proposed development should conform with.

THE 3 TYPOLOGIES ARE:

1. Town and Village Centres
2. Town & Village Peripheries
3. Rural Areas

Once you have located your site, proceed to the corresponding section within Chapter 3.
1. **TOWN & VILLAGE CENTRES**

The site:
- Is bordered on all sides by neighbouring development
- Would have limited impact on wider landscape views due to proposed buildings being seen within the existing context
- Could be adjacent to but not within a Conservation Area

2. **TOWN & VILLAGE PERIPHERIES**

The site:
- Is bordered on 2 or more sides by existing development
- Has views to the open countryside
- Could be adjacent to but not within a Conservation Area

3. **RURAL AREAS**

The site:
- Is within an isolated cluster of buildings made up of a dwelling and existing agricultural buildings in the open countryside

OR
- Is an isolated dwelling or within a small group of isolated dwellings in the open countryside
2.2 LANDSCAPE SETTING

LANDSCAPE CHARACTER AREAS

The proposed development should respond positively to the surrounding landscape in order that any change does not adversely affect local character.

The Somerset West and Taunton Design Guide sets out principles for each Landscape Character Area. The relevant parameters for each area, relating to landscape, architectural design and materials are summarised in this Design Guide.

The Landscape Character Areas identified within the Design Guide are demonstrated on the diagram opposite.

1. Minehead Environ
2. Central West Somerset
3. Quantocks
4. Quantock Vale
5. Exmoor Fringes
6. Vale of Taunton Deane
7. Taunton (urban)
8. Clay Plateau (Churchinford)
9. Fivehead Vale
10. Sandstone Ridge
DESIGN CODE FOR SMALL SCALE EMPLOYMENT SPACE

LOCAL DEVELOPMENT ORDER FOR B1 USES

2.0
DESIGN CODE
3.0 DESIGN CODE

3.1 Proposed Developments in Town and Village Centres
- Urban Design & Landscape Parameters
- Building Parameters

3.2 Proposed Developments in Town and Village Peripheries
- Urban Design & Landscape Parameters
- Building Parameters

3.3 Proposed Developments in Rural Areas
- Urban Design & Landscape Parameters
- Building Parameters
3.0 DESIGN CODE

3.1 PROPOSED DEVELOPMENTS IN TOWN & VILLAGE CENTRES
• Are bordered on all sides by neighbouring development
• Would have limited impact on wider landscape views due to proposed buildings being seen within the existing context
• Could be adjacent to but not within a Conservation Area
3.1.1 URBAN DESIGN & LANDSCAPE PARAMETERS

ACCESS & PARKING REQUIREMENTS

- The site **must** have existing vehicular access to the proposed employment unit - if a new access is required then planning permission will need to be obtained.

- The **existing** access arrangements **must** comply with the requirements set out in Chapter 1.2. Please note, access requirements will differ dependent on proposed building use and size.

- The design of and access to the new building **must** comply with Building Regulations Document M Volume 2 (Buildings other than dwellings).

- The parking provision for the proposed employment building **must** be as set out in the table below. This should not compromise parking for the existing building:

<table>
<thead>
<tr>
<th>Type</th>
<th>Town and Village Centres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cycle</td>
<td>1 per 80m² of gross floor area</td>
</tr>
<tr>
<td>Vehicle</td>
<td>1 per 40m² of gross floor area</td>
</tr>
<tr>
<td>Disabled</td>
<td>1 of the vehicle spaces provided should be sized for disabled use.</td>
</tr>
<tr>
<td>Motorcycle</td>
<td>1 space</td>
</tr>
</tbody>
</table>

Parking bays should be sized as follows:

- Perpendicular - 2.4m wide x 5m long
- Parallel - 2.4m wide x 6m wide
- Disabled - as above with a 1.2m buffer on the offside and rear of the space
- Bays should have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering/exiting spaces.

BUILDING SIZE & LOCATION REQUIREMENTS

- The building **must not** protrude in front of the building line (the front elevation of the existing dwelling)

- The building footprint **must** be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m² for office (B1a) and 200m² for light industrial (B1 b and c)

- The remaining garden behind the building line **must not** be less than 50m²

- The remaining garden **must** relate to the existing dwelling and its layout and living spaces.

- The location of the proposed building on the plot **must not** cause detriment to the amenity of existing dwelling.

LANDSCAPE STRUCTURE & POTENTIAL VISUAL IMPACT REQUIREMENTS

- Landscape proposals should be submitted that illustrate how appropriate planting (and/or other landscape works) could help integrate the development in its setting. Please refer to the Somerset and West Taunton Design Guide for guidance.
EXAMPLE SCENARIOS:

PROPOSED UNIT OFF EXISTING ACCESS AT THE FRONT & REAR

- Proposed Unit (footprint to be no larger than 10% of rear garden area behind building line up to maximum areas)
- Existing Dwelling
- Building Line
- Existing Access
- Garden Area Behind Building Line
- Retained Existing Garden (50m² minimum)

PROPOSED UNIT IN A TOWN OR VILLAGE CENTRE SETTING

1. Existing access
2. Proposed unit set behind the building line
3. Usable amenity space which relates well to existing dwelling

*NOTE: This scenario is only applicable to B1(a) use where the requirement for existing access could be less than an area of 6m x 15m
3.1.2 URBAN DESIGN & LANDSCAPE DETAILS

SURFACING MATERIALS
Any new paving or surfacing material must be permeable to allow sufficient drainage. This includes materials such as:

- Gravel
- Permeable concrete block paving
- Porous asphalt

REFUSE & CYCLE STORAGE

- Secure covered bike storage must be provided unless they are provided internally (1 space per 80m²)
- External bin storage should be provided on plot behind the front elevation of the proposed building (unless provided internally). Bins must not be stored at the front of the site facing onto the street
- Adding a green roof to your cycle or bin store can help provide useful foraging habitat for birds. This can be as simple as a sedum mat which is rolled out across the roof and secured.

EXTERNAL LIGHTING

- Private external lighting must be designed to minimise light pollution on neighbouring properties (i.e. directional light spread)
- All external lighting (space and security lighting) must be provided by energy efficient fittings with appropriate control systems and daylight cut-off sensors.

TOWNSCAPE/ LANDSCAPE CHARACTER AREAS
Refer to Principles in the Somerset West and Taunton Design Guide Document for guidance on the distinctive character of your area.
NATURAL BOUNDARIES & TREES
Where appropriate planting (and/or other landscape works) are required to integrate the development into its setting, applicants should use a mix of species that supports wildlife, including insects and birds.

TREES

Trees provide an abundance of benefits, from absorbing harmful gases and creating oxygen, to providing food and shelter for many species of wildlife.

Tree planting should include native species (or varieties of native species) e.g: Acer campestre (Field maple), Betula pendula (Silver Birch), Sorbus aucuparia (Rowan), Prunus padus (Bird cherry), Malus sylvestris (Crab apple), Quercus robur (English Oak), Sorbus aria (Whitebeam)

HEDGEROWS

As well as providing screening and natural shelter, hedgerows are very important for wildlife as they act as movement corridors as well as feeding and nesting areas.

Consider using a mix of native species for new hedges e.g: Mixed Native Hedge (bee and butterfly friendly): Corylus avellana (Hazel), Crataegus monogyna (Common Hawthorn), Ilex aquifolia (Holly), Malus sylvestris (Crab apple), Prunus padus (Bird Cherry), Prunus spinosa (Blackthorn), Rosa canina (Dog Rose), Sorbus aucuparia (Rowan), Viburnum lantana, Viburnum opulus (Guelder Rose).
**3.1.3 BUILDING PARAMETERS**

**BUILDING REQUIREMENTS**

- Only single storey buildings are permitted
- Mezzanine structures are **not** permitted
- Flat roofs are **not** permitted
- The maximum ridge height of a building is 4 metres
- **Unless** within 2 metres of the boundary of the curtilage of the dwelling, where the maximum ridge height for any roof form is 2.5 metres
- The maximum eaves height for any roof form is 2.5 metres
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- A roof form and pitch angle which matches the ‘host’ dwelling is preferable, providing it complies with the maximum ridge and eaves heights, and permitted roof forms, as stated above
- The ridge of a mono-pitched structure **must not** face the boundary of the curtilage of the dwelling
- The height of the building **must** be measured from the highest ground level immediately adjacent to the building
- Any window (or rooflight) inserted on a wall or roof slope forming a side elevation of the building **must** be obscure-glazed, and non-opening.

**POTENTIAL ROOF FORMS**

*Eaves

- Pitched
- Asymmetric-pitched
- Mono-pitched
- Barrel vaulted
- Flat

**OBSCURE GLAZING REQUIREMENTS:**

Windows and rooflights facing boundaries to curtilage must be obscure-glazed and non-opening.
MAXIMUM RIDGE & EAVES HEIGHT IN RELATION TO YOUR SITE BOUNDARY

YOUR DWELLING

NEIGHBOURING DWELLING

PERMITTED RIDGE POSITION ON A MONO-PITCHED BUILDING

YOUR DWELLING

NEIGHBOURING DWELLING
3.1.4 BUILDING ELEMENTS

The building should appear subservient to the main dwelling and demonstrate its B1 function through its form, façades and detailing. The building should use a subdued pallet of contextual materials which are simple and fit for purpose.

WALL MATERIALS

Wall materials should be either:

<table>
<thead>
<tr>
<th>Of a similar appearance to those used in the construction of the existing dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.g.</td>
</tr>
<tr>
<td>• If predominantly brick, then a matching brick should be used for new building</td>
</tr>
<tr>
<td>• If predominantly local stone, then a matching stone should be used for new building</td>
</tr>
<tr>
<td>• If predominantly render, then a similar tone of render should be used for new building</td>
</tr>
<tr>
<td>• The reuse of local stone or brick is encouraged to reduce the use of new materials, increasing the sustainability of the building.</td>
</tr>
</tbody>
</table>

OR

<table>
<thead>
<tr>
<th>Of a contemporary appearance to complement those used in the construction of the existing dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted contemporary wall materials include:</td>
</tr>
<tr>
<td>• Good quality timber cladding detailed to a high standard. Timber should have a natural appearance and should not be unnaturally stained or varnished</td>
</tr>
<tr>
<td>• Profiled metal cladding in a natural, subdued colour detailed to a high standard</td>
</tr>
</tbody>
</table>

ROOFLIGHTS

Rooflights should be positioned so as not to cause any adverse glint/glare and light pollution when it is dark outside. Rooflights should match the colour of the roof finish.
ROOF MATERIALS

The chosen roof material should be appropriate to the designed roof pitch. Roof materials must not be reflective or cause any glare throughout the day. Roof materials should be either:

<table>
<thead>
<tr>
<th>Of a similar appearance to those used in the construction of the existing dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.g.</td>
</tr>
<tr>
<td>• If slate, then a matching slate should be used for new building</td>
</tr>
<tr>
<td>• If tile, local tile then a matching tile should be used for new building</td>
</tr>
<tr>
<td>• The reuse of roof materials is encouraged to reduce the use of new materials, increasing the sustainability of the building.</td>
</tr>
</tbody>
</table>

OR

<table>
<thead>
<tr>
<th>Of a contemporary appearance to complement those used in the construction of the existing dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted contemporary roof materials include:</td>
</tr>
<tr>
<td>• Grey metal standing seam roof</td>
</tr>
<tr>
<td>• Profiled metal roofing in a natural, subdued colour detailed to a high standard</td>
</tr>
<tr>
<td>• Green roof detailed to a high standard</td>
</tr>
</tbody>
</table>

WINDOWS & DOORS

• Windows and doors should be simple, well-proportioned and suit the function of the building.
• Domestic proportioned openings should be avoided.
• Where large format doors are required, they should be in a complimentary material and colour tone to the material palette of the wider building.
• Windows and doors should be recessed within the walls and not flush with the external face.

Windows and doors of a standard size should be of a similar material and colour tone to those used in the construction of the existing dwelling.

OR

If a contemporary approach is taken to the building, windows and doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.
3.1.5 BUILDING DETAILS

GUIDANCE NOTES

- Buildings should generally have one material used on the walls and one material used on the roof to ensure a clean, simple building and avoid ad-hoc pepper-potting of materials, or stark contrasts of material.

- Where a cladding material is used on the walls a visible masonry ‘plinth’ may be used in which must be of a similar appearance to masonry used in the construction of the existing dwelling, or of a complementary contemporary appearance to the cladding material above.

- Eaves and verges should be tight and simple to suit the simple form and of the building and its function.

- Simple trim details should be used to produce uninterrupted eaves lines.

- The use of standard box shape eaves and projecting fascia and bargeboards should be avoided unless already on the existing dwelling.

- Downpipes should be integrated into the design of the roof and façades of the building to minimise impact of pipes on the overall design.

- Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm from the roof plane. Rooflights should match the colour of the roof finish.
MATERIALS

Building materials should either:
Be of a similar appearance to those used in the construction of the existing dwelling

OR

Be of a contemporary appearance to complement those used in the construction of the existing dwelling

Buildings should generally have one material for the walls and one material for the roof

BUILDING DETAILS

1. Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm
2. Windows and doors should be recessed within walls and not flush with the external face
3. The position of downpipes should be well considered and eaves and verge details should be simple
3.0 DESIGN CODE

3.2 PROPOSED DEVELOPMENTS IN TOWN & VILLAGE PERIPHERIES
• Are bordered on 2 or more sides by existing development
• Have views to the open countryside
• Could be adjacent to but not within a Conservation Area
3.2.1 URBAN DESIGN & LANDSCAPE PARAMETERS

ACCESS & PARKING REQUIREMENTS

- The site **must** have existing vehicular access to the proposed employment unit - if a new access is required then planning permission will need to be obtained.

- The **existing** access arrangements **must** comply with the requirements set out in Chapter 1.2. Please note, access requirements will differ dependent on proposed building use and size.

- The design of and access to the new building **must** comply with Building Regulations Document M Volume 2 (Buildings other than dwellings).

- The parking provision for the proposed employment building **must** be as set out in the table below. This should not compromise parking for the existing building:

<table>
<thead>
<tr>
<th>Type</th>
<th>Town and Village</th>
<th>Peripheries</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cycle</td>
<td>1 per 80m² of gross floor area</td>
<td></td>
</tr>
<tr>
<td>Vehicle</td>
<td>1 per 40m² of gross floor area</td>
<td></td>
</tr>
<tr>
<td>Disabled</td>
<td>1 of the vehicle spaces provided should be sized for disabled use.</td>
<td></td>
</tr>
<tr>
<td>Motorcycle</td>
<td>1 space</td>
<td></td>
</tr>
</tbody>
</table>

Parking bays should be sized as follows:

- Perpendicular - 2.4m wide x 5m long
- Parallel - 2.4m wide x 6m long
- Disabled - as above with a 1.2m buffer on the offside and rear of the space
- Bays should have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering/exiting spaces.

BUILDING SIZE & LOCATION REQUIREMENTS

- The building **must not** protrude in front of the building line (the front elevation of the existing dwelling)

- The building footprint **must** be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m² for office (B1a) and 200m² for light industrial (B1 b and c)

- The remaining garden behind the building line **must not** be less than 50m²

- The remaining garden **must** relate to the existing dwelling and its layout and living spaces.

- The location of the proposed building on the plot **must not** cause detriment to the amenity of existing dwelling.

LANDSCAPE STRUCTURE & POTENTIAL VISUAL IMPACT REQUIREMENTS

- Where the site lacks existing mature boundaries around the proposed new building the submission **must** include a strategy to illustrate how appropriate planting (and/or other landscape works) could help integrate the development in its setting.

- New buildings **must not** protrude outside of the defined built up area/landscape features which define the edge of a town or village.
EXAMPLE SCENARIOS:

PROPOSED UNIT POSITIONS OFF EXISTING ACCESS

- Proposed Unit
- Existing Dwelling
- Building Line
- Existing Access
- Garden Area Behind Building Line
- Retained Existing Garden (50m² minimum)

PROPOSED UNIT IN TOWN OR VILLAGE PERIPHERY SETTING

1. Existing access
2. Proposed unit set behind existing building line
3. Usable amenity space which relates well to existing dwelling
4. Settlement edge (not necessarily owner’s boundary)
5. Open countryside
3.2.2 URBAN DESIGN & LANDSCAPE DETAILS

SURFACING MATERIALS

Any new paving or surfacing material must be permeable to allow sufficient drainage. This includes materials such as:

• Gravel
• Permeable concrete block paving
• Porous asphalt

REFUSE & CYCLE STORAGE

• Secure covered bike storage must be provided unless they are provided internally (1 space per 80m²)
• External bin storage should be provided on plot behind the front elevation of the proposed building (unless provided internally). Bins must not be stored at the front of the site facing onto the street
• Adding a green roof to your cycle or bin store can help provide useful foraging habitat for birds. This can be as simple as a sedum mat which is rolled out across the roof and secured.

EXTERNAL LIGHTING

• Private external lighting must be designed to minimise light pollution on neighbouring properties (i.e. directional light spread)
• All external lighting (space and security lighting) must be provided by energy efficient fittings with appropriate control systems and daylight cut-off sensors.

TOWNSCAPE/ LANDSCAPE CHARACTER AREAS

Refer to Principles in the Somerset West and Taunton Design Guide Document for guidance on the distinctive character of your area.
NATURAL BOUNDARIES & TREES

Where appropriate planting (and/or other landscape works) are required to integrate the development into its setting, applicants should use a mix of species that supports wildlife, including insects and birds.

TREES

Trees provide an abundance of benefits, from absorbing harmful gases and creating oxygen, to providing food and shelter for many species of wildlife.

Tree planting should include native species (or varieties of native species) e.g: Acer campestre (Field maple), Betula pendula (Silver Birch), Sorbus aucuparia (Rowan), Malus sylvestris (Crab apple), Quercus robur (English Oak), Sorbus aria (Whitebeam)

HEDGEROWS

As well as providing screening and natural shelter, hedgerows are very important for wildlife as they act as movement corridors as well as feeding and nesting areas.

Hedgerow planting should include native species (or varieties of native species) e.g: Mixed Native Hedge (bird friendly): Corylus avellana (Hazel), Crataegus monogyna (Common Hawthorn), Malus sylvestris (Crab apple), Prunus padus (Bird Cherry), Prunus spinosa (Blackthorn).
### 3.2.3 BUILDING PARAMETERS

#### BUILDING REQUIREMENTS

- Only single storey buildings are permitted
- Mezzanine structures are **not** permitted
- Flat roofs are **not** permitted
- The maximum ridge height of a building is 4 metres
- **Unless** within 2 metres of the boundary of the curtilage of the dwelling where the maximum ridge height for any roof form is 2.5 metres
- The maximum eaves height for any roof form is 3 metres
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- A roof form and pitch angle which matches the ‘host’ dwelling is preferable, providing it complies with the maximum ridge and eaves heights, and permitted roof forms, as stated above.
- The ridge of a mono-pitched structure **must not** face the boundary of the curtilage of the dwelling.
- The height of the building, enclosure or container **must** be measured from the highest ground level immediately adjacent to the building
- Any window (or rooflight) inserted on a wall or roof slope forming a side elevation of the building **must** be obscure-glazed, and non-opening.

#### POTENTIAL ROOF FORMS

*Eaves

- Ridge
- Ridge
- Ridge
- Ridge
- Flat

#### OBSCURE GLAZING REQUIREMENTS:

Windows and rooflights facing boundaries to curtilage must be obscure-glazed and non-opening.
MAXIMUM RIDGE & EAVES HEIGHT IN RELATION TO YOUR SITE BOUNDARY

PERMITTED RIDGE POSITION ON A MONO-PITCHED BUILDING
3.2.4 BUILDING ELEMENTS

The building should appear subservient to the main dwelling and demonstrate its B1 function through its form, façades and detailing. The building should use a subdued pallet of contextual materials which are simple and fit for purpose.

WALL MATERIALS

Wall materials should be either:

- Of a similar appearance to those used in the construction of the existing dwelling
  - E.g. If predominantly brick, then a matching brick should be used for new building
  - If predominantly local stone, then matching stone should be used for new building
  - If predominantly render, then a similar tone of render should be used for new building
  - The reuse of local stone or brick is encouraged to reduce the use of new materials, increasing the sustainability of the building.

- Of a contemporary appearance to complement those used in the construction of the existing dwelling
  - Permitted contemporary wall materials include:
    - Good quality timber cladding detailed to a high standard. Timber should have a natural appearance and should not be unnaturally stained or varnished
    - Profiled metal cladding in a natural, subdued colour detailed to a high standard

ROOFLIGHTS

Rooflights should be positioned so as not to cause any adverse glint/glare and light pollution when it is dark outside. Rooflights should match the colour of the roof finish.
ROOF MATERIALS

The chosen roof material should be appropriate to the designed roof pitch. Roof materials must not be reflective or cause any glare throughout the day. Roof materials should be either:

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<th>Of a similar appearance to those used in the construction of the existing dwelling</th>
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<td>E.g.</td>
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<tr>
<td>• If slate then a matching slate should be used for new building</td>
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<tr>
<td>• If tile local tile then a matching tile should be used for new building</td>
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<tr>
<td>• The reuse of roof materials is encouraged to reduce the use of new materials, increasing the sustainability of the building.</td>
</tr>
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</table>

OR

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</tbody>
</table>

E.g.
• If slate then a matching slate should be used for new building
• If tile local tile then a matching tile should be used for new building
• The reuse of roof materials is encouraged to reduce the use of new materials, increasing the sustainability of the building.

WINDOWS & DOORS

• Windows and doors should be simple, well-proportioned and suit the function of the building.
• Domestic proportioned openings should be avoided.
• Where large format doors are required, they should be in a complimentary material and colour tone to the material palette of the wider building.
• Windows and doors should be recessed within the walls and not flush with the external face.

Windows and doors of a standard size should be of a similar material and colour tone to those used in the construction of the existing dwelling.

OR

If a contemporary approach is taken to the building, window and standard sized doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.
3.2.5 BUILDING DETAILS

GUIDANCE NOTES

• Buildings should generally have one material used on the walls and one material used on the roof to ensure a clean, simple building and avoid ad-hoc pepper-potting of materials, or stark contrasts of material.

• Where a cladding material is used on the walls a visible masonry ‘plinth’ may be used in which must be of a similar appearance to masonry used in the construction of the existing dwelling, or of a complementary contemporary appearance to the cladding material above.

• Eaves and verges should be tight and simple to suit the simple form and of the building and its function.

• Simple trim details should be used to produce uninterrupted eaves lines.

• The use of standard box shape eaves and projecting fascia and bargeboards should be avoided unless already on the existing dwelling.

• Downpipes should be integrated into the design of the roof and façades of the building to minimise impact of pipes on the overall design.

• Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm from the roof plane. Rooflights should match the colour of the roof finish.

[Images: Masonry ‘plinth’, Neat verge detail, Simple trim details, Clean lines to eaves, Simple trim details, Simple roof form]
MATERIALS

Building materials should either: Be of a similar appearance to those used in the construction of the existing dwelling OR Be of a contemporary appearance to complement those used in the construction of the existing dwelling

BUILDING DETAILS

Buildings should generally have one material for the walls and one material for the roof

1. Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm
2. Windows and doors should be recessed within walls and not flush with the external face
3. The position of downpipes should be well considered and eaves and verge details should be simple
3.0 DESIGN CODE

3.3 PROPOSED DEVELOPMENTS IN RURAL AREAS
• Is an isolated cluster of buildings made up of a dwelling and existing agricultural buildings

OR

• Is an isolated dwelling or within a small group of isolated dwellings in the open countryside
3.3.1 URBAN DESIGN & LANDSCAPE PARAMETERS

ACCESS & PARKING REQUIREMENTS

- The site **must** have existing vehicular access to the proposed employment unit - if a new access is required then planning permission will need to be obtained.
- The **existing** access arrangements **must** comply with the requirements set out in Chapter 1.2. Please note, access requirements will differ dependent on proposed building use and size.
- The design of and access to the new building **must** comply with Building Regulations Document M Volume 2 (Buildings other than dwellings).
- The parking provision for the proposed employment building **must** be as set out in the table below. This should not compromise parking for the existing building:

<table>
<thead>
<tr>
<th>Type</th>
<th>Rural Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cycle</td>
<td>1 per 200m² of gross floor area</td>
</tr>
<tr>
<td>Vehicle</td>
<td>1 per 30m² of gross floor area</td>
</tr>
<tr>
<td>Disabled</td>
<td>1 of the vehicle spaces provided should be sized for disabled use.</td>
</tr>
<tr>
<td>Motorcycle</td>
<td>1 space</td>
</tr>
</tbody>
</table>

Parking bays should be sized as follows:
- Perpendicular - 2.4m wide x 5m long
- Parallel - 2.4m wide x 6m long
- Disabled - as above with a 1.2m buffer on the offside and rear of the space
- Bays should have a minimum of 6m perpendicular distance to the rear of the space to allow adequate manoeuvring area for vehicles entering/exiting spaces.

BUILDING SIZE & LOCATION REQUIREMENTS

- The proposed building **must** be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m² for office (B1a) and 200m² for light industrial (B1 b and c).
- The primary entrance to the proposed building **must** be no further than 15m from the edge of an existing dwelling/outbuilding.
- The remaining garden behind the building line **must not** be less than 50m².
- The remaining garden **must** relate to the existing dwelling and its layout and living spaces. The location of the proposed building on the plot **must not** cause detriment to amenity of existing dwelling.
- Where existing farm buildings already protrude in front of the main dwelling building line, no proposed building should protrude in front of these.
- Proposed buildings **must not** obscure main dwelling’s principal elevation.
- Where possible, proposed buildings should aim to create a courtyard feel as is common within rural development, whilst utilising existing access areas.

LANDSCAPE STRUCTURE & POTENTIAL VISUAL IMPACT REQUIREMENTS

- Where the site lacks existing mature boundaries around the proposed new building the submission should include a strategy to illustrate how appropriate planting (and/or other landscape works) could help integrate the development in its setting. Please refer to the Somerset West and Taunton Design Guide for guidance.
- New buildings **must not** protrude outside of the defined built up area/landscape features i.e. existing hedgerows or tree belts.
EXAMPLE SCENARIOS:

PROPOSED UNIT POSITIONS OFF EXISTING ACCESS

1. Existing access
2. Proposed unit set behind existing building line, creating a courtyard feel
3. Usable amenity space which relates well to existing dwelling
4. Settlement edge (not necessarily owner's boundary)
5. Open countryside

PROPOSED UNIT POSITIONS OFF EXISTING ACCESS

EXAMPLE SCENARIOS:

Open Countryside

Proposed Unit
Existing Dwelling
Building Line
Existing Access
Garden Area Behind Building Line
15m Offset
Retained Existing Garden (50m² minimum)

Open Countryside

Open Countryside

Open Countryside

Open Countryside

Open Countryside
3.3.2 URBAN DESIGN & LANDSCAPE DETAILS

SURFACING MATERIALS

Any new paving or surfacing material must be permeable to allow sufficient drainage. This includes materials such as:

- Gravel
- Permeable concrete block paving
- Porous asphalt

REFUSE & CYCLE STORAGE

- Secure covered bike storage must be provided unless they are provided internally (1 space per 80m²)
- External bin storage should be provided on plot behind the front elevation of the proposed building (unless provided internally). Bins must not be stored at the front of the site facing onto the street
- Adding a green roof to your cycle or bin store can help provide useful foraging habitat for birds. This can be as simple as a sedum mat which is rolled out across the roof and secured.

EXTERNAL LIGHTING

- Private external lighting must be designed to minimise light pollution on neighbouring properties (i.e. directional light spread)
- All external lighting (space and security lighting) must be provided by energy efficient fittings with appropriate control systems and daylight cut-off sensors.

TOWNSCAPE/ LANDSCAPE CHARACTER AREAS

Refer to Principles in the Somerset West and Taunton Design Guide Document for guidance on the distinctive character of your area.
BOUNDARY TREATMENT & DETAILS

Where appropriate planting (and/or other landscape works) are required to integrate the development into its setting, applicants should use a mix of species that supports wildlife, including insects and birds.

TREES

Trees provide an abundance of benefits, from absorbing harmful gases and creating oxygen, to providing food and shelter for many species of wildlife.

Tree planting should include native species (or varieties of native species) e.g: Acer campestre (Field maple), Betula pendula (Silver Birch), Fagus sylvatica (Beech), Quercus robur (English Oak), Sorbus aria (Whitebeam), Tilia x europaea (Common Lime), Pinus sylvestris (Scots pine)

HEDGEROWS

As well as providing screening and natural shelter, hedgerows are for very important for wildlife as they act as movement corridors as well as feeding and nesting areas.

Hedgerow planting should include native species (or varieties of native species) e.g: Mixed Native Hedge (traditional): Acer campestre (Field Maple), Corylus avellana (Hazel), Crataegus monogyna (Common Hawthorn), Prunus spinosa (Blackthorn), Malus sylvestris (Crab apple), Rosa canina (Dog Rose).
3.3.3 BUILDING PARAMETERS

BUILDING REQUIREMENTS

- Flat roofs are not permitted.
- Mezzanine structures are permitted but their area must be included as part of the permitted overall internal area.
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted).
- A roof form and pitch angle which matches the ‘host’ dwelling is preferable, providing it complies with the maximum ridge and eaves heights, and permitted roof forms, as stated above.
- Any window inserted on a wall or roof slope forming a side elevation of the building must be obscure-glazed, and non-opening.

RIDGE

- The maximum ridge height of a building is 5.5 metres.
- Unless within 10 metres of the boundary of the curtilage of the dwelling where the maximum ridge height for any roof form is 4.5 metres.
- The ridge of any mono-pitched building should not face the boundary of the curtilage of the dwelling.

EAVES

- The maximum eaves height for any roof form is 5 metres.
- Unless within 10 metres of the boundary of the curtilage of the dwelling where the maximum eaves height for any roof form is 4 metres.
- The height of the building, enclosure or container must be measured from the highest ground level immediately adjacent to the building.

POTENTIAL ROOF FORMS

*Eaves

- Pitched
- Asymmetric-pitched
- Mono-pitched
- Barrel vaulted
- Flat

OBSCURE GLAZING REQUIREMENTS:

Windows and rooflights facing boundaries to curtilage must be obscure-glazed and non-opening.
MEZZANINE PERMITTED AS PART OF TOTAL FLOOR AREA:

Note: If a neighbouring dwelling is within 10m of the proposed new building then the maximum ridge and eaves height must adhere to the building parameters set out in the building requirements list in section 3.3.4
3.3.4 BUILDING ELEMENTS

The building should appear subservient to the main dwelling and demonstrate its B1 function through its form, façades and detailing. The building should use a subdued pallet of contextual materials which are simple and fit for purpose.

WALL MATERIALS

Wall materials should be either:

| Of a similar appearance to those used in the construction of the existing dwelling |
| E.g. |
| • If predominantly brick, then a matching brick should be used for new building |
| • If predominantly local stone, then matching stone should be used for new building |
| • If predominantly render, then a similar tone of render should be used for new building |
| • The reuse of local stone or brick is encouraged to reduce the use of new materials, increasing the sustainability of the building. |

OR

| Of a contemporary appearance to complement those used in the construction of the existing dwelling |
| Permitted contemporary wall materials include: |
| • Good quality timber cladding detailed to a high standard. Timber should have a natural appearance and should not be unnaturally stained or varnished |
| • Profiled metal cladding in a natural, subdued colour detailed to a high standard |

ROOFLIGHTS

Rooflights should be positioned so as not to cause any adverse glint/glare and light pollution when it is dark outside. Rooflights should match the colour of the roof finish.
ROOF MATERIALS

The chosen roof material should be appropriate to the designed roof pitch. Roof materials must not be reflective or cause any glare throughout the day. Roof materials should be either:

<table>
<thead>
<tr>
<th>Of a similar appearance to those used in the construction of the existing dwelling</th>
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<tbody>
<tr>
<td>E.g.:</td>
</tr>
<tr>
<td>• If slate then a matching slate should be used for new building</td>
</tr>
<tr>
<td>• If tile local tile then a matching tile should be used for new building</td>
</tr>
<tr>
<td>• The reuse of roof materials is encouraged to reduce the use of new materials, increasing the sustainability of the building.</td>
</tr>
</tbody>
</table>

OR

<table>
<thead>
<tr>
<th>Of a contemporary appearance to complement those used in the construction of the existing dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted contemporary roof materials include:</td>
</tr>
<tr>
<td>• Grey metal standing seam roof</td>
</tr>
<tr>
<td>• Profiled metal roofing in a natural, subdued colour detailed to a high standard</td>
</tr>
<tr>
<td>• Green roof detailed to a high standard</td>
</tr>
</tbody>
</table>

WINDOWS & DOORS

• Windows and doors should be simple, well-proportioned and suit the function of the building.
• Domestic proportioned openings should be avoided.
• Where large format doors are required, they should be in a complimentary material and colour tone to the material palette of the wider building.
• Windows and doors should be recessed within the walls and not flush with the external face.

Windows and doors of a standard size should be of a similar material and colour tone to those used in the construction of the existing dwelling.

OR

If a contemporary approach is taken to the building, window and standard sized doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.
3.3.5 BUILDING DETAILS

GUIDANCE NOTES

- Buildings should generally have one material used on the walls and one material used on the roof to ensure a clean, simple building and avoid ad-hoc pepper-potting of materials, or stark contrasts of material.

- Where a cladding material is used on the walls a visible masonry ‘plinth’ may be used in which must be of a similar appearance to masonry used in the construction of the existing dwelling, or of a complementary contemporary appearance to the cladding material above.

- Eaves and verges should be tight and simple to suit the simple form and of the building and its function.

- Simple trim details should be used to produce uninterrupted eaves lines.

- The use of standard box shape eaves and projecting fascia and bargeboards should be avoided unless already on the existing dwelling.

- Downpipes should be integrated into the design of the roof and façades of the building to minimise impact of pipes on the overall design.

- Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm from the roof plane. Rooflights should match the colour of the roof finish.
MATERIALS

Building materials should either:
Be of a similar appearance to those used in the construction of the existing dwelling

OR

Be of a contemporary appearance to complement those used in the construction of the existing dwelling

Buildings should generally have one material for the walls and one material for the roof

BUILDING DETAILS

1. Rooflights should be used sparingly and purposefully and have a maximum upstand of 150mm
2. Windows and doors should be recessed within walls and not flush with the external face
3. The position of downpipes should be well considered and eaves and verge details should be simple
4.0 SUBMISSION REQUIREMENTS

4.1 Design and Access Statement Pro Forma
4.2 Example Drawings
4.1 DESIGN AND ACCESS STATEMENT PRO FORMA

A Design and Access statement is a short report to explain and justify your proposal and gives you an opportunity to demonstrate your commitment to achieving good design and compliance with the technical criteria set out in chapter 1.2

The supporting Design and Access Statement must include the information listed (A-G)

All drawings must be to a metric scale and any figured dimensions given in metres and a scale bar and direction of North arrow must be included.

In addition to this mandatory information, your Design and Access Statement must also include with or within any further evidence you are required to provide following review of the technical matters in chapter 1.2

a) Site Location Plan / Existing Site Plan (1:1250/ 1:2500)
   This drawing should show nearby named roads. The properties shown should be numbered or named to ensure that the exact location of the application is clear.
   The application site must be edged clearly with a red line. It should include all land necessary to carry out the proposed development (including the existing access from a public highway, visibility splays, open areas around buildings).
   A blue line must be drawn on the plan around any other land owned by the applicant, close to or adjoining the site.

b) Existing Site Plan (e.g. 1:200)
   This drawing must show the layout of your existing site in relation surrounding buildings and open spaces.

c) Proposed Site Plan (e.g. 1:200)
   This drawing must show the layout of your proposed development on the site in relation to other buildings and open spaces. Any required visibility splays should be demonstrated here.

d) Proposed Building Plan (1:50/ 1:100)
   This drawings must show the amount of floor space proposed and the uses which will be undertaken within the building.

e) Proposed Elevations (1:50/ 1:100)
   These drawings must show the scale of the proposed building, i.e. its height, width and length in relation to its surroundings.

f) Proposed Landscaping and External Details
   Details of planting, boundary details, lighting and proposed hard landscaping must be provided.
   Note: for smaller schemes this information could be illustrated on the site plan. For larger more complex proposals, a separate landscape plan should be provided.

f) Proposed Materials
   Details of the proposed materials to be used on the outside of the building must be provided.
   Note: this information could be illustrated on the building elevations.

g) Arrangements of access for pedestrian, cycle, vehicular and other modes of transport
   The access section of the Design and Access statement refers only to access to the development and not to the inside of individual buildings.
   This needs to describe how the proposed building will be accessed and demonstrate compliance with the technical matters set out in chapter 1.2.

The information and drawings within the Design and Access Statement should all demonstrate compliance with this LDO Design Code.
4.2 EXAMPLE DRAWINGS – B1(a) USE

KEY
- Proposed Application Area
- Other land within applicants ownership

SITE LOCATION PLAN

EXISTING SITE PLAN
PROPOSED SITE PLAN

PROPOSED BUILDING PLAN
PROPOSED ELEVATIONS