



RESIDENTIAL DESIGN GUIDE



This guidance addresses design issues of new residential development, house extensions and alterations. Detailed guidance sheets provide all applicants, including landowners, developers and agents, with a clear understanding of what the Council considers to constitute good design in residential development within the Harrogate District.

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BOROUGH COUNCIL

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Introduction

This design guidance has been the subject of public consultation and is supplementary to, and should be used in conjunction with, the policies of the Harrogate District Local Plan.

Harrogate Borough Council is responsible for administering the Town and Country Planning legislation. It is an important instrument for protecting and enhancing the environment in town and country, preserving the built heritage and conserving the rural landscape.

The Council aims to protect and enhance the heritage and character of the District by encouraging high standards of design in new development. The policies which will be used to achieve these objectives are included in the Harrogate District Local Plan and, in particular, in this extract from Policy HD20:

"Proposals for new development or redevelopment, including alterations or extensions to existing buildings which are of poor design or out of scale or character with their surroundings, will not be permitted."



Planning Control assesses all aspects of the environmental impact of new development. Initial concerns are the suitability of the site and whether its area is adequate to allow space for access, parking, and appropriate levels of amenity and landscape provision for the intended occupants. Before reaching its decision on a planning application in accordance with Planning Policy Guidance, the Authority must consider the appearance of the proposed development and its relationship to its surroundings. Planning Authorities thus have a role to play in broad design issues and, where the sensitive character of the site dictates, more detailed issues of style and construction.

In the Harrogate District the quality of much of our built environment lies not only in the merits of individual buildings but also in the degree to which each building blends harmoniously into its surroundings.

The key to good design, which fulfils the Council's objectives, is not only to provide for the needs of the occupants but also to respond sensitively to the characteristics of the site and its surroundings. These characteristics will influence the siting of buildings, their form, scale and landscaping. Such factors may limit the development potential of the site and successful negotiations with the Council through the Planning Department can only take place when they have been realistically and sensitively considered.

Genuinely creative and innovative design will be encouraged provided that the principles embodied in this guidance are adopted.

Residential Guidance Available:

Planning Considerations	RDG1
Site Appraisal	RDG2
Site Layout	RDG3
Massing & Form	RDG4
Materials	RDG5
External Appearance	RDG6
Sensitive Locations	RDG7

Future sheets will include design for the disabled, extensions, and Listed Building extensions and alterations.

Components of good design



Harrogate, Knaresborough and Ripon, together with the smaller towns and villages of the District, have distinctive characters derived from the era of their development and the building materials locally available at the time. It is essential to maintain the wealth of variety this District enjoys. The Council's objective is to maintain this local distinctiveness.

Site Planning:

The siting of new buildings should reflect the general context, specifically 'the grain' of the existing settlement which comprises building lines, the pattern of buildings and spaces between them, and the ratio of building to the overall plot size.



Form of Building:

The form and massing of new buildings are most important factors in the successful integration of new houses into established settings. They should be well-proportioned and their elements well-related to form a satisfactory composition in their own right and in their setting.



External Appearance:

Windows and doors should be well proportioned and well-related within the elevation. Roof overhangs, gable treatment and chimneys should be consistent with the building style and proportion. Whether a house reflects its neighbour or is of contemporary design, it must be sympathetic to its surroundings.



Materials & Details:

Materials used for walling and roofs should be sympathetic to the location - the choice should reflect the character of the area. Architectural detail should reinforce the building materials used and the style and character of the building.



Ancillary Information

Planning Legislation:

The principal Acts which provide for the control of residential development are the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Planning permission is required for 'development'. However, some minor developments, such as small house extensions, constitute 'Permitted Development' and do not require formal planning permission. Permitted Development is defined by the General Permitted Development Order 1995.

In addition to such primary and subordinate legislation the Department of the Environment has issued Planning Policy Guidance Notes (PPGs) and Departmental Circulars.

Harrogate District Local Plan:

The Local Plan was adopted on 19 February 2001. Key policies relevant to the design of residential development are:

- H13 Housing Density, Layout & Design**
- HD20 Design of New Development & Redevelopment**

Other policies which may be relevant:

- HD1 Statutory List of Buildings of Architectural or Historic Interest**
- HD3 Control of Development in Conservation Areas**
- HD4 Development Affecting Archaeological Sites**
- HD6 Historic Battlefield Sites**
- HD12 Amenity Open Space**
- HD13 Trees and Woodlands**
- HD16 Approaches to Main Settlements**
- H6 Housing Development in the Main Settlements & Villages**
- H15 Extensions to Dwellings**
- H16 Annexes to Dwellings**
- H17 Housing Type**
- H18 Siting & Design of Dwellings in the Countryside**
- H20 Replacement Dwellings in the Countryside**
- C11 Landscaping of Development Sites**
- R4 Open Space Requirements for New Residential Development**
- GB6 Existing Dwellings in the Green Belt**



Listed Buildings:

A listed building is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as a building of architectural or historic interest which has been included in a list compiled by the Secretary of State for Culture, Media and Sport. The protection conferred by listing also covers any object or structure fixed to the building or any free-standing object or building within the curtilage. It is a criminal offence to demolish a listed building, or to extend or alter it in a manner that would affect its character without having first obtained listed building consent from the local authority.

Conservation Areas:

These are defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The aim in a Conservation Area is to protect, restore and enhance all the elements (which may include minor buildings, trees, open spaces, walls, paving etc.) which together make up the familiar and cherished local scene. There are additional controls; permitted development differs in a Conservation Area and specific controls apply to the demolition of buildings and walls and any works to trees. Any development in or affecting the setting of a Conservation Area must be sensitively designed to ensure that it does not adversely affect the character of the area.

Further advice on Local Plan policies and any of the issues in this document may be obtained from Planning Enquiries at the Department of Technical Services. Planning Forms are available from the Planning Division in the same Department.

For further advice contact: Conservation & Design Section, Harrogate Borough Council, Department of Technical Services, Knapping Mount, West Grove Road, Harrogate. HG1 2AE Tel: (01423) 500600