

~~5.19 More detailed design guidance and general advice on the interpretation of these policies is contained in the document 'A4 Heathrow Corridor Environmental Enhancement Scheme', available from the Local Planning Authority as supplementary planning guidance.~~

Security and Safety in Design

5.20 Buildings with windows overlooking footways and other public spaces and whose street frontage contains no hidden recesses, contribute to security and perceived security of pedestrians and other footway users. The security implications of building layout and design are of concern to all, but especially to women, ethnic minorities, children and elderly people, and the Local Planning Authority will take these into account in assessing development proposals in line with the provisions of Circular 5/94. At the same time, it will seek to ensure that schemes are designed to be safe; for example, windows and doors opening directly onto pedestrian routes should be designed in such a way that they are not likely to cause injury to passers by. The Local Planning Authority has prepared further advice on crime prevention through environmental design in its Supplementary Planning Guidance on Design Guides.

5.21 The design of public spaces affects the incidence of street crime. The shape given to footways and other spaces used by pedestrians can affect how much of such space can be observed and so informally supervised from surrounding buildings, and determines sightlines from other parts of the footway and carriageway. The Local Planning Authority will take these issues into account where appropriate in accordance with Policy BE18.

BE18 THE DESIGN OF DEVELOPMENTS WITH FOOTWAY FRONTAGES, OVERLOOKING BUS STOPS OR OTHER TRANSPORT INTERCHANGES, OR FACING OPEN SPACE, SHOULD TAKE ACCOUNT OF THE NEED TO ENSURE THAT WINDOWS OVERLOOK PEDESTRIAN SPACES AND AVOID THE CREATION OF HIDDEN RECESSES ADJACENT TO SUCH SPACES, SUCH THAT PEDESTRIAN SECURITY IS ENHANCED AND EFFECTIVE POLICING IS NOT PREJUDICED. THE DESIGN SHOULD ALSO ENSURE THAT PEDESTRIAN SAFETY IS NOT ENDANGERED.

Residential Amenity

5.22 Residential development is the major land use in the Borough and the careful design of new development is important to its overall character. Most new development is likely to be in the form of infilling or extensions where compatibility with existing development is a particularly important consideration.

Oversized and badly located additions may detract from the general street scene, and there must be adequate space between old and new buildings to avoid spoiling the amenity and privacy of adjoining houses. It is an objective of Strategic Planning Guidance to sustain and improve the amenity of residential districts (SPG, para.10) and the Local Planning Authority wishes to ensure that the cumulative effects of development do not damage the character and amenity of established residential areas. It will therefore regard the scale and character of new development in relation to existing development as a material consideration in determining planning applications. Policies on density of residential development are set out in Chapter 7, and further guidance on design of residential development is set out in the Local Planning Authority's supplementary planning guidance on Design Guides.

BE19 THE LOCAL PLANNING AUTHORITY WILL SEEK TO ENSURE THAT NEW DEVELOPMENT WITHIN RESIDENTIAL AREAS COMPLEMENTS OR IMPROVES THE AMENITY AND CHARACTER OF THE AREA.

5.23 Ensuring adequate sunlight and daylight reaches both habitable rooms (including kitchens) and external private amenity space is an important principle of housing design which affects the enjoyment of occupants' living conditions. The Local Planning Authority will pay full regard to the effects of a proposal, whether it be for a new building or extensions of an existing one, on the sunlight and daylight reaching neighbouring properties, and will have regard to the recommendations of "Site Layout Planning for Daylight and Sunlight" (Building Research Establishment, 1991). Some proposals of substantial width, height and depth, particularly when built close to a party boundary, may not cause loss of amenity by reason of daylight or sunlight but may be overdominant in relation to the adjoining property and/or its private amenity space. This can result in a depressing outlook detracting from residential amenity.

BE20 BUILDINGS SHOULD BE LAID OUT SO THAT ADEQUATE DAYLIGHT AND SUNLIGHT CAN PENETRATE INTO AND BETWEEN THEM AND THE AMENITIES OF EXISTING HOUSES ARE SAFEGUARDED.

BE21 PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW BUILDINGS OR EXTENSIONS WHICH BY REASON OF THEIR SITING, BULK AND PROXIMITY, WOULD RESULT IN A SIGNIFICANT LOSS OF RESIDENTIAL AMENITY.

BE22 RESIDENTIAL EXTENSIONS AND BUILDINGS OF TWO OR MORE STOREYS IN HEIGHT SHOULD BE SET BACK A MINIMUM OF 1 METRE (1.5 METRE IN THE COPSEWOOD AND GATE HILL FARM ESTATES, NORTHWOOD AND THE DRIVE, ICKENHAM) FROM THE SIDE BOUNDARY OF THE PROPERTY FOR THE FULL HEIGHT OF THE BUILDING.

5.24 This policy applies to new dwellings as well as to extensions. Proposals to add a second storey to pre-existing single storey extensions will also be assessed