

DRAFT 28/09/2007

**Revised City Plan 2001
Revised City Plan 2001 Technical Appendix
Revised Supplementary Planning Guidance**

This document contains the planning policies and sections of the technical appendix continuing after 27 September 2007. Reference to Supplementary Guidance is at the end.

Preface

The following paragraph has been taken from the Secretary of State's decision letter (dated 7 September 2007) regarding saved policies.

Following 27 September 2007 the saved policies should be read in context. Where policies were originally adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 Housing and Strategic Housing Land Availability Assessments in relevant decisions.

Policy SP7 was amended in 1994. The revised wording is shown at the end under Supplementary Planning Guidance.

Revised City Plan

Introduction.

The following extracts are taken, without change, from the formally adopted City Plan 2001. Preceding each section, the policy aims have been included to assist understanding. **Saved policies are in bold type.** Reasoning / justification follows each individual policy, as per the original document.

HOUSING

Housing Policies and Proposals aim to:

- ensure the adequate supply of land for new housing;
- improve the condition and environment of existing housing in older housing areas and estates;
- provide for the needs of small households and others requiring specialist housing.

HP2 Types of Demand

The City Council will encourage the provision of a variety of types of residential developments to meet a variety of housing needs including the special needs of the elderly, small households, low income groups, and handicapped and disabled people. It will normally favour developments involving a mix of accommodation type, size and tenure and will:

- a) support the provision of accommodation for small households in high density new build schemes near to town centres and the conversion to flats of appropriate residential property;**
- b) support the conversion to residential use of appropriate under-used commercial property, eg, 'over the shop';**
- c) seek negotiations with developers on larger sites to achieve the provision of an appropriate amount of affordable housing and other special needs housing;**
- d) support the provision of affordable and other housing for special needs by housing associations and other agencies in various ways including the sale to them of Council-owned land and financial aid;**
- e) aid the process of releasing development land by assistance with site assembly and preparation of derelict sites.**

In relation to criterion (c), .larger sites. means sites over 2 ha (50 dwellings). The amount of affordable and other types of housing sought on larger sites will have regard to individual site circumstances and to the results of on-going studies of City-wide housing needs. In relation to (c) and (d), development briefs will be produced where appropriate and will include guide-lines on affordable and other special needs housing to be provided. Where affordable housing is provided by private developers, then arrangements will normally be sought via the involvement of housing associations and other agencies or via planning conditions or arrangements to ensure that the benefits of affordable housing are enjoyed by successive as well as the initial occupiers.

HP3 Design

All residential development proposals (from home extensions to new houses and large estates) will be considered against the residential development design guides contained in the Technical Appendix. The City Council will encourage new residential accommodation intended for people with a mobility handicap to be designed to the mobility standards used by the County Council Social Services Department.

SHOPPING AND TOWN CENTRES

The main aim of the shopping policies is to provide a range of shopping that is easily accessible by all workers and residents in the City. Established shopping centres cater for shopping needs in an efficient and accessible way so policies are designed to support centres by increasing their attractiveness. No policy protection is offered to shops outside defined centres. The shopping policies aim to:

- concentrate new shopping in or adjacent to existing centres
- increase the range and quantity of shops in town centres
- protect the retail character of shopping centre cores
- protect local shopping to meet daily shopping needs

The town centres are defined on the inset maps on the Proposals Map, while the local and neighbourhood centres are also defined in the Technical Appendix.

SP7 Non-retail Use

Proposals which would result in the loss of retail use in ground floor property will be resisted in the following defined areas:

- a) main shopping frontages in town centres;**
- b) local centres, unless the proposal is for financial or professional services or for food or drink (use class A2 or A3); or**
- c) neighbourhood centres.**

Outside existing defined shopping centres, such proposals will normally be granted subject to Policy SP8 where they satisfy residential amenity, servicing, parking and access requirements.

Policy SP7, seeks to restrict non-retail uses in main shopping frontages in town centres (as defined in the Inset Maps on the Proposals Map and in the Technical Appendix) in order to maintain a retail core in the centres. A diminution of the retail character of these cores would lead to a reduction in their attractiveness to shoppers. The boundaries of these centres have been drawn so that there is a large amount of property within the centres and close to the main shopping areas where non-retail uses are acceptable.

In general, the loss of retail uses in local centres is also restricted because of its usefulness to the surrounding communities. Financial and professional services, and food and drink uses, however, provide a useful community benefit. Local centres are too small to have main retail frontages, so these particular non-retail uses are acceptable anywhere in local centres.

Neighbourhood centres are so small that any loss of retail use would be a significant reduction in character and usefulness to the community, so any change to non-retail is unacceptable.

SP8 Town Centres: Food, Drink, etc

Proposals within Use Class A3 (Food and Drink) for uses such as public houses, wine bars, restaurants, hot food take-away shops, or for night clubs and discotheques, in or adjoining town centres, will be considered with regard to their potential effect on the amenity and attractiveness of town centres. In particular:-

- a) proposals for cafes and restaurants will normally be permitted, subject to Policy SP7. A condition may be imposed restricting their opening hours and the hours of any take-away sales.**
- b) proposals for hot food take-aways will not normally be permitted unless conditioned to restrict opening hours.**
- c) proposals for wine bars, public houses, night clubs and discotheques will be considered with regard to their potential to create or increase general disturbance, public disorder, traffic and parking problems and conflict with**

pedestrians. The advice of the Police will be taken into account when considering such proposals.

A condition will normally be imposed on any planning approval for a use within Use Class A3 to prevent change to another use within that class.

In addition to their prime role as retail centres, town centres also have an important role in providing entertainment and refreshment facilities. It is therefore appropriate for uses within Use Class A3 to locate within town centres subject to their individual and cumulative effects not harming the attractiveness of the centres. Within Use Class A3 each has its own potential problems. For example hot food take-aways can lead to greasy litter strewn streets. Also patronage of wine bars, public houses and night clubs can lead to an intimidating atmosphere and increasing general disturbance and public disorder. It is therefore appropriate to have an individual planning approach to each of the uses within Class A3

GREENSCAPE

The Greenscape Policies and Proposals aim to:

- safeguard and improve existing areas of public open space and recreation facilities
- overcome deficiencies in the provision and distribution of public open space and recreation facilities
- maintain the Green Belt around the City and protect and enhance open land elsewhere in the City
- protect existing natural habitats and encourage the creation of new habitats.

GP1 Green Belt: New Development

There shall be a general presumption against development in the Green Belt, including the replacement of a dwelling or change of use to residential. Exceptions to this in very special circumstances may include:-

- a) **the development of a gap within an otherwise built-up frontage where a particular local need can be clearly demonstrated and where the gap does not make a material contribution to the amenity of the locality;**
- b) **extensions to buildings which respect the scale and character of the existing building;**
- c) **outdoor sport or recreational uses;**
- d) **agriculture, forestry, cemeteries or institutions standing in large grounds;**
- e) **dwellings for persons solely or mainly employed in the locality in agriculture, as defined in section 290(1) of the Town and Country Planning Act 1971, or in forestry, providing that it is essential for the efficient operation of agriculture or forestry in the locality;**
- f) **other uses appropriate to a rural area;**

The Structure Plan emphasises the vital role of Green Belts in checking the otherwise unrestricted sprawl of built-up areas and assisting in urban regeneration. It also seeks to retain as much land as possible in the green wedges that penetrate built-up areas along major river valleys in order to maintain the open character and to link open spaces in the urban area with the open countryside.

GP7 New Housing: Open Space

Residential development will be required to provide appropriate public open space and recreation facilities for children. The general requirement is for 7 acres of open space for every 1000 persons. Guidance on the provision of open space is contained in the Landscape and Open Space detailed policy standards in the Technical Appendix. These requirements may be reduced or waived where:

- a) **sufficient open space and play areas and facilities are accessible nearby;**
- b) **the development is on a site comprising less than thirty dwellings in total;**
or
- c) **the development is for higher density non-family accommodation, e.g. in or close to a town centre.**

Open space and children's play facilities in new housing development will be provided by the developer, as required either by conditions on the planning permission or by an agreement under Section 106 of the Town and Country Planning Act 1990. The standard of 7 acres per 1000 persons is the standard used in the Structure Plan, and is equivalent to 7 acres per 380 dwellings or 3 ha per 400 dwellings.

GP14 Watercourses

The City Council will seek to maintain the character of water courses and improve the quality of their surroundings for environmental nature, conservation, tourism and recreational purposes.

The National Rivers Authority will be consulted about proposals in, or likely to affect, the floodplain, proposals adjoining watercourses where access is required for maintenance, and proposals which would significantly affect the flow in nearby watercourses. Other land outside those areas identified on the Proposals Map as floodplain may be liable to flooding and thus form part of the floodplain.

GP20 Wildlife Habitats

The City Council will support the protection and conservation of wildlife habitats and other natural features in the City as follows:-

- a) **The City Council will seek the designation of Sites of Special Scientific Interest, designate Local Nature Reserves, and identify Areas of Wildlife Interest.**
- b) **Development will not normally be allowed which would destroy or adversely affect, directly or indirectly, a Local Nature Reserves or Sites of Special Scientific Interest or sites proposed by the City Council or English Nature for such designation.**
- c) **Development likely to adversely affect other major sites of nature conservation interest including Areas of Wildlife Interest will not normally be permitted.**
- d) **Other areas of identified nature conservation value will be safeguarded from adverse changes wherever possible, and significant wildlife and natural features protected in development sites.**
- e) **Where development is to be approved which could affect any sites or areas of identified nature conservation value, appropriate measures shall be required to conserve as far as possible the site's interest and to provide for replacement habitats or features where damage is unavoidable.**

Sites of Special Scientific Interest (SSSI) are notified by the Nature Conservancy Council, and one has been notified at Ford Green reedbed in Smallthorne because of the large numbers of swallows which roost there. Hulme Quarry in Park Hall Country Park also has SSSI status because of its geological features

Further Local Nature Reserves (identified as PLNR on the Proposals Map) will be declared by the City Council under powers granted by the National Parks and Access to the Countryside Act 1949. One LNR, Chatterley Whitfield Valley has already been declared, four other possible LNRs have been identified so far: Westport Lake pools, Goldendale Ponds, Weston Sprink and Hem Heath Wood.

Eighteen Areas of Wildlife Interest (AWI on the Proposals Map) are identified at: Bridgett.s Pool, Lyme Valley; Manorfields Pools, Fenton Manor; Trentmill Nature Park; Joiners Square; Cromer Road, Northwood; Holden Lane Pools, Sneyd Green; Weston Sprink; Abbey Road, Bucknall; Smith's Pool, Fenton; Hall Hill Drive, Mossfield; Longton Brook, Ash Green; Central Forest Park, Hanley; Hartshill Park; New Park Wood; Parkhall Country Park; Baddeley Edge Ridge; Bagnall Wood; Heakley Marshes/Stockton Brook Nursery; and Secret Fields, Penkhull. Further investigation may reveal additional areas of interest.

The protection described in Paragraphs d) and e) in Policy GP20 will be achieved through a variety of measures including planning briefs, legal agreements and normal development control procedures. Developers will be encouraged to think positively about the contribution of development towards nature conservation.

Proposal Sites E1 Sideway; E38 Fenton Manor; and E41 Botteslow Junction are sites of particular known nature conservation interest which should be taken into account in any development

BUILT ENVIRONMENT

The Plan aims to:

- protect, enhance and restore the architectural, historical and environmental qualities of our built environment and retain the unique character of the six pottery towns;
- improve the quality of the City.s building stock by encouraging a high standard of architectural design in new development;
- -enhance the appearance of the City's townscape and urban spaces.

BP3 Conservation Areas: New Development

Within conservation areas new development will normally be permitted only when such development serves to preserve or enhance the character or appearance of the conservation area.

In view of special environmental implications of development within conservation areas, planning applications will not normally be accepted in outline form but will need to show full details of design, external appearance and siting. The development will be carried out in accordance with the Detailed Townscape and Building Enhancement Guidance Notes contained in the Technical Appendix.

BP6 Alterations and Setting

The design of extensions or alterations to statutorily protected buildings or buildings of identified special local interest and proposals for the erection of buildings within their setting shall respect:-

- a) the scale and proportions, materials, fenestration, detailing, massing and architectural character of the building or buildings;**
- b) the relationship with neighbouring buildings and character of spaces around or between the buildings.**

The City Council has powers under Article 4 of the Town and Country Planning (General Development) Order 1988 to remove certain forms of permitted development rights which would not previously require planning permission. Article 4 directions will be used, particularly in conservation areas, where such development could prove harmful to the appearance and character of an area. In such instances the forms of development stated in the direction can only be carried out with the benefit of planning permission.

The City Council holds annual design awards for the renovation and refurbishment of historic buildings, and has an on-going budget allocation for a Historic Buildings Grant Scheme in order

to promote re-use, good design practice and a high standard of craftsmanship for works affecting historic buildings. Design guides will also be prepared for alterations, extensions and advertisements in the City's principal conservation areas. Existing design guides are contained in the Technical Appendix.

BP10 Design of New Development

In considering new development proposals particular regard will be given to:-

- a) external appearance;
- b) scale;
- c) relationship with adjoining areas;
- d) layout and space around buildings, including the well-being of pedestrians;
- e) landscaping;
- f) access provision for disabled persons.

Development proposals in prominent or environmentally sensitive locations shall require a higher standard of design and finish than normally expected in order to enhance the area.

Good design practises in all new developments is essential to ensure continual improvement to the City's environment and image and will be promoted through development control procedures, the production of design guides (containing design advice and development standards to be taken into consideration in the determination of planning applications) and through annual City Council design awards for new build, conversion and landscaping schemes. Safety precautions for pedestrians, such as adequate lighting and suitable landscaping, are important elements in good design.

Local traditions in materials and design should be respected. In general, the practical experience of the past has shown what works well and is durable in the local area, and also suggests harmonious forms for new development.

In sensitive locations, developers will be expected to use an architect for the design of their building proposal.

Design guides will be prepared for the following types of new development: industrial development, advertisements and shop fronts. Current design guides are contained in the Technical Appendix. Free design advice will also be given to members of the general public.

BP12 Design Guides

Development in the defined town centres shall be in accordance with the Detailed Townscape and Building Enhancement Design Guides contained in the Technical Appendix.

Townscape Enhancement Grants will, where appropriate, be made available for works that enhance the street scene.

COMMUNITY FACILITIES

The main concerns are:

- to improve the provision of community services, including revision of the location of local government offices
- to improve the range and accessibility of cultural leisure and entertainment facilities
- to increase the provision and improve the accessibility of indoor sports facilities.

The City Council departments previously located in Hanley have moved to new offices adjoining the town hall in Stoke. This has resulted in most of the Council's departments being located close

to each other, making it easier for members of the public who need to visit more than one department.

The development of cultural opportunities will be pursued, as part of the city-wide role of the Museums, Arts and Heritage Department. A cultural survey has been commissioned and a draft Cultural Strategy has been adopted by the City Council. An effective cultural strategy needs to be supported by policies on environmental improvements, public transport, and other matters. The opportunity of attending cultural events needs to be made a real option for all City residents.

CP1 Access for Disabled People

The City Council will seek to ensure that all buildings used by the general public, open spaces, facilities and street works cater sufficiently for the needs of disabled people.

This will normally be achieved through powers given to the City Council under the Building Regulations and, where building work is funded by the City Council, through careful and sensitive design. There is also a programme of works for the adaptation of public buildings for access by the disabled.

IMPLEMENTATION AND MONITORING

IP1 Developer Contributions

Appropriate financial contributions will be sought from developers towards the provision of necessary improvements to infrastructure, such as highways, drainage and water supply, to overcome a problem that would otherwise lead to the refusal of planning permission. Where appropriate provision cannot be made at the required time, development will not normally be permitted. Contributions will also be sought from developers towards the provision of community facilities and environmental improvements when these are directly related in scale and kind to the development or use of land after development.

Where off-site infrastructure is inadequate then financial contributions may be sought or development resisted until appropriate improvements have been made (see Policy IP1).

Revised City Plan 2001 Technical Appendix

DESIGN GUIDE: RESIDENTIAL DEVELOPMENT

1.00 INTRODUCTION

- 1.01 The City Council is seeking to improve the quality of new residential development in Stoke-on-Trent. The purpose of this Guide is to provide good basic standards and detailed requirements for the layout of new housing and design of individual dwellings in the City.
- 1.02 To achieve this aim new residential development and house extensions must be carried out in such a way that the new buildings will achieve and neighbouring dwellings will retain;
- (a) a degree of privacy for the occupiers of the dwellings concerned;
 - (b) adequate daylighting and sunlighting of the principal rooms;
 - (c) an appropriate level of private garden space; and
 - (d) adequate provision for motor vehicles.
- 1.03 Certain minimum standards must be satisfied by all new residential development. In addition further guide-lines are given and should be applied as far as is practicable in the circumstances of each particular case.

2.00 PRIVACY

- 2.01 In established residential areas, and particularly in inner city locations, privacy and seclusion are attainable principally by detailed design arrangements, rather than by simply separating buildings.
- 2.02 Nevertheless the development of residential sites must be carried out in such a way as to reflect the spacing and positioning of surrounding buildings, and to maintain certain minimum distances free of obstruction in front of principal room windows.
- 2.03 A principal room window is defined as the main window in the room of a dwelling, where that room is used as a living room, dining room, diner/kitchen, or bedroom.
- 2.04 New residential development, and residential extensions where planning permission is required, will only be permitted when
- (i) a minimum unobstructed distance of 21 m (70') is maintained between principal room windows which face each other.
 - (ii) a minimum unobstructed distance of 15 m (49') is maintained between a principal room window and a blank elevational wall of a two storey building, or 12 m (40') in the case of a single storey building.
- 2.05 The minimum distance required between facing principal windows may be relaxed from the standards set out in 2.04 (ii) where there is no overlooking and adequate levels of daylight and sunlight can be achieved.
- 2.06 No overlooking means that in one or both facing elevations.
- (a) there are no windows; or
 - (b) any windows are of a type normally obscured, such as bathroom or wc's and are likely to remain so as a result of use, planning condition or covenant; or
 - (c) any facing windows are above eye-level, i.e. at least 1.8 m (6') to the sills.
- 2.07 Principal windows facing each other across a public highway may not be required to satisfy 2.02 and 2.04 (i) when to do so would be to depart significantly from the established built character of the immediate surroundings which it is desirable to maintain.

2.08 Where appropriate new residential development will be required to satisfy the following minimum building lines:

- (i) In the case of residential access roads up to the level of minor distributor - 5 m (15');
- (ii) In the case of local distributor roads - 6 m (20');
- (iii) In the case of single carriageway district and primary distributor roads - 7.5 m (25');
- (iv) In the case of dual carriageways - 12 m (40').

2.09 The building line is defined as the distance between the forward most part of a building and the nearest part of the highway including any public footway i.e. back of footpath. The required building line may vary from the standard set out in 2.08 where it is desirable to conform to the established built character of the area, or where special characteristics are required.

3.00 DAYLIGHTING AND SUNLIGHTING

3.01 Daylighting standards required for new development are those recommended in the British Standard Code of Practice (C.P.3. Chap. 1(a)). These can be tested and verified by the daylight indicator method now generally accepted. These daylight indicators enable the amount of available light at any given window to be assessed.

3.02 For practical purposes in spacing parallel rows of houses there should be no obstruction to light above a vertical angle of 25° from the window sill within any horizontal sweep of 45°. This excludes the angle within 45° of the window pane.

3.03 With regard to sunlighting the British Standard Code of Practice (C.P.3. Chap.1(b)) recommends a minimum of one hour of sunshine entering the main windows of living rooms, and where practicable kitchens and bedrooms throughout ten months of the year. The sun's mid-day elevation one month each side of mid-winter is approximately 15°. This will dictate spacing for sunlight of south facing dwellings. East/west facing houses may benefit by the longer diagonal angles of penetration of the sun at similar spacing's. East/west orientation also permits sunlight to penetrate to garden space about dwellings.

3.04 In designing purely for sunlighting and daylighting, east/west orientated buildings may theoretically be satisfactorily spaced at 2½ times their height. South facing building may be spaced at 3½ times their height. In practice these spacings may only be achieved by careful detailed design, and other criteria may be controlling factors in determining greater spacing's. The DOE Bulletin "Sunlight and Daylight" (HMSO 1971) covers the subject comprehensively.

4.00 PRIVATE GARDEN SPACE

4.01 Individual requirements for private garden space are totally dependent on the circumstances and preferences of the occupier. For elderly, single, or disabled persons a standard family garden may not be desirable.

4.02 However, when new residential development is specifically designed for family occupation (eg the dwelling in question has two or more bedrooms) it is reasonable to insist on the provision of a certain minimum area of garden space.

4.03 The normal range of family outdoor activities requires space, amongst other things, for a children's play area, sitting-out area, a lawn with a flower or vegetable plot, the drying of washing, and the erection of a small hobbies or tool shed.

4.04 It is considered that a private garden space of 65 sq.m (700 sq. ft.) is the absolute minimum necessary for these purposes, secluded from overlooking other than by immediate neighbours. Any

departure from this standard should involve special arrangements to accommodate these functions in other forms. Separate access to the private garden either from the front or rear of the curtilage is desirable (eg removal of garden debris).

5.00 ACCOMMODATION OF MOTOR VEHICLES

- 5.01 The City Council's requirements for car parking provision are set out in the Detailed Policy Standards on Parking.
- 5.02 In all cases, except where the dwellings are to be occupied by special residential groups in perpetuity, each residential unit must have a space where a garage might be erected satisfactorily or within a communal garage court and a parking space for visitors within its own curtilage or within a communal parking area.
- 5.03 Where access to the dwelling in question is obtained directly from a classified road (A-road or B-road) provision shall be made so that cars are able to enter and leave the site in a forward gear.

6.00 DESIGN OF DWELLINGS

- 6.01 It is not the intention of the Local Planning Authority to dictate design details to prospective developers. However, a general indication of the type of development which is considered most suitable for residential infill sites would assist applicants and at the same time would encourage harmonious design.
- 6.02 **Materials**
In established residential areas where small infill sites are being developed it is particularly important to use materials which are or which appear to be vernacular and which blend with the existing buildings. Use of materials with a synthetic or alien appearance should be avoided.
- 6.03 **Style**
Pitched tile roofs (even on extensions and ancillary buildings), traditionally proportioned windows and doors, provision of suitable paving and walling, and use of complementary construction (terraced, detached, etc.) will be encouraged. In some circumstances rear access to garages may be desirable. In well established areas harshly contrasting styles of construction will be resisted.
- 6.04 **Space in front of dwellings**
The land in front of infill developments will usually be utilised for private garden space, although where there is land to spare small areas of planting should be provided. Rigid uniformity of building lines should be avoided by reasonable variations in garden length and by staggered frontages. The limits of private ownership's should be defined in physical terms preferably by boundary walls, of matching brick. Emphasis should be focused on providing truly private gardens and more clearly defined separate areas of public open space.

7.00 LANDSCAPING

- 7.01 For purposes of economy and ease of maintenance the most effective landscaping can be achieved by tree planting in small groups of suitable species; this will be effected by the attachment of appropriate conditions to planning permissions. Tall, widespreading varieties, such as oak, beech, chestnut, elm, ash, etc., should be planted no less than 20 ft. from the nearest dwelling. Smaller, ornamental varieties, such as mountain ash, silver birch, rowan, maple, whitebeam, hornbeam, flowering cherry, etc., may be planted up to 12 ft. from the nearest dwelling. Areas planted with trees should be turfed or seeded. On infill sites the opportunities for other types of landscaped areas will usually be limited and most landscaping should be incorporated within the curtilage of private properties for maintenance reasons.

7.02 The type of landscaping which is most appropriate will require careful consideration, monotonous informality should be avoided. More opportunities for formal layouts (eg tree lined avenues along roads) need to be identified in development briefs. Interesting buildings or views should not be obscured by inappropriate choices of tree and shrub species. In other situations more prominent landscape features will be required.

8.00 PEDESTRIAN MOVEMENT

8.01 The need to provide good pedestrian links both within the residential development itself and to adjoining sites (eg other residential areas, shops, public open space etc.) to allow unhindered pedestrian movement will be considered carefully.

9.00 SECURITY

9.01 Improved residential design is one of the many factors which can influence security, the incidence of theft and vandalism. Designing to maximum security need not detract from existing estate layouts or house types and is a relatively simple process to incorporate at the design stage.

9.02 Each residential development should be viewed individually with solutions to problems of security being site specific. However, there are several general guide-lines which should be followed:-

- i) The maximum natural surveillance of both dwellings and communal space should be achieved by consideration of detailed matters such as the orientation of buildings so that the most frequently used parts of dwellings overlook communal areas and neighbouring properties.
- ii) Where appropriate car parking should be located within the curtilage of the property and be visible by the occupants of the house. If communal parking is required it should be located off the road in small, well-lit areas which blend in with the street rather than being screened off.
- iii) Estate layouts should avoid potential hiding places for intruders, with care being required in positioning footpaths and entrances and in the choice and siting of lighting and landscaping.
- iv) The limits of private ownership should be defined in physical terms with a clear demarcation between public and private space. This can be best achieved by using appropriately designed boundary walls, or in certain situations by using different colours and textures of surface materials.

9.03 The City Council would encourage developers to consult with the Police security advisory service at an early stage of design.

DESIGN GUIDE: HOME EXTENSIONS

1.00 INTRODUCTION

- 1.01 Most residential properties lend themselves in some way to extension and increase in the accommodation they provide. Often the main consideration will be the increase in accommodation that an extension will provide. The purpose of this guide is to provide advice and increase awareness in the need to carefully consider the external appearance of an extension and its affect on neighbouring properties.

2.0 FRONT AND SIDE EXTENSIONS

- 2.01 Extensions at the front and side of a property will generally be visible from the street and so great care should be taken to integrate the extension with the existing building.
- 2.02 Any front or side extensions to a house with a pitched roof should also have a pitched roof.
- 2.03 Careful consideration of the materials to be used for an extension is essential. The wall and roofing materials of an extension should closely match the materials of the existing building. A wide variety of modern brick and tiles are available to suit most requirements, while reclaimed bricks and tiles can be an effective way of integrating an extension with an existing building.
- 2.04 An extension should integrate fully with the original building, or should be subordinate to it, in terms of scale.
- 2.05 Extensions on the front elevation of a building, or side elevation of a corner property are particularly prominent. Poorly designed extensions and inappropriate use of building materials can be detrimental to the appearance of the original property.

3.00 REAR EXTENSIONS

- 3.01 Where the rear of a property abuts public open space care must be taken with the design of a rear extension.
- 3.02 Attention must be given to the effect that a rear extension will have on the neighbouring properties. The design of the extension may affect your neighbour.s outlook, due to its visual prominence, etc. It is good practice to notify your neighbours before starting to design your extension.
- 3.03 The development of an extension must be carried out in such a way as to respect the privacy of neighbouring properties. Poorly placed windows or using the roof of a single-storey extension as a balcony may seriously impair the privacy of a neighbour.s property.
- 3.05 To safeguard the daylight to principal windows of neighbouring properties no extension should extend beyond a line of 45o from the centre of a next door neighbour.s window.
- 3.06 On terraced houses, two-storey rear extensions are generally not acceptable as they often result in a significant reduction of amenity to the occupiers on the adjoining property.

4.00 ROOF EXTENSIONS

- 4.01 Where a roof extension is required, careful consideration should be given to the practicality of converting your type of property. Any dormer extension should be well designed so that it can integrate with the original roof line.

- 4.02 A well designed dormer should be subordinate to the existing roof, not higher than the original roof line and should follow the vertical lines and the proportions of the existing doors and windows.
- 4.03 This also applies in the case of dormer windows involving the conversion of an attic and the addition of a window in the existing roof.

SHOPPING

Land Availability

The chapters in the Written Statement on employment and housing contains levels of future land requirements identified in the Structure Plan. No such figure exists for future shopping requirements, mainly because the land requirements for shopping development are much smaller in total than those for employment or housing. It is assumed that the private sector is capable of identifying enough land to meet demand (i.e. through policy guidance in development plans) without direct help from the public sector.

Current advice from Central Government makes it clear that detailed calculations or forecasts of retail growth or of changes in the geographical location of retailing should rarely be necessary, and that policies should not attempt to prescribe rigid floorspace limits for new retail development, either overall or in specified locations. No floorspace targets are therefore provided in the Plan.

Shopping Hierarchy

Shopping provision in the City can be broken down into the following categories:

Regional Centre - comprising Hanley centre, Festival Park, and the Etruria Road Corridor, contains a wide range of shops including department stores and major national stores, as well as smaller speciality shops; serving an area extending well beyond the City's boundaries. (It should be noted that for the purposes of the Shopping policies, the defined shopping centre of Hanley is as defined on the town centre inset on the Proposals Map, i.e. the traditional centre of Hanley only and not including Festival Park or the Etruria Road Corridor).

District Centres - of a smaller scale than the regional centre containing branches of some of the major retailers.

Local Centres - small groups of local shops spread throughout the City, selling mainly perishable goods.

Neighbourhood Centres - very small groups of shops catering for daily shopping needs.

References to defined shopping centres in policies contained in the Written Statement relate to Hanley Centre, the District Centres, and Local and Neighbourhood Centres as defined in List 2. It should be noted that the centres identified do not include all the current shopping centres in the City. Some centres where it is not essential to maintain their shopping function have been specifically excluded and are not therefore protected. This relates mainly to shops spread along main road frontages on the periphery of larger centres.

Facilities in Large Retail Developments

In all large out-of-town and major town centre developments, the City Council will encourage provision of the following facilities:

- toilets for customers including at least one accessible to wheelchair users and their companions
- a nappy changing area
- a baby feeding area
- access for wheelchairs and double buggies through all public entrances and around the store(s)
- at least one check-out sufficiently wide for wheelchairs and double buggies
- seats near the check-outs

- space for parking prams and buggies, with provision for locking
- automatic doors

Major shopping centre developments (including refurbishment of shopping centres) could provide a baby care room and, where demand is likely to exist, a creche

LIST 2: Hierarchy of Shopping Centres

1. **Hanley Centre - Main Shopping Frontages:**
 The Potteries Centre: All properties
 Lamb Street: 1-15 (odd nos), 2-16 (even nos)
 Market Square: 2-12 (even nos)
 Upper Market Square: 2-18 (odd nos), 1-13 (even nos)
 Parliament Square: 2-12 (even nos)
 Tontine Square: 2-30 (even nos)
 Fountain Square: All properties
 Miles Bank: All properties
 Piccadilly: 2-8 (even nos), 1-5 (odd nos)
 Parliament Row: 1-41 (odd nos), 2-12 (even nos)
 Stafford Street: 48-64 (even nos), Lewis' Department Store & arcade
 Tontine Street: 2-30 (even nos), The Tontines

2. **District Centres**
 - a) **Stoke - Main shopping frontages:**
 Church Street: 46-116 (even nos), 49-113 (odd nos)
 Campbell Place: 1-23 (odd nos), 2-30 (even nos)

 - b) **Tunstall - Main shopping frontages:**
 Tower Square: 5-23 (consecutive)
 High Street: 100-188 (even nos), 105-187 (odd nos)

 - c) **Burslem - Main shopping frontages:**
 Market Place: 1-51 (odd nos)
 St. John's Square: 1-9 (odd nos)
 Queen Street: Former Co-op and 18-40 (even nos)
 Swan Square: 2-10 (even nos)

 - d) **Longton - Main shopping frontages:**
 All properties in: Bennett Precinct: 1-67 (odd nos), 2-68 (even)
 The Strand: 1-77 (odd nos), 2-38 (even nos)
 Market Street: 2-28 (even nos)

 - e) **Meir - Main shopping frontages:**
 Broadway: 2-6 (even nos)
 Sandon Road: 1-11 (odd nos)
 Uttoxeter Road: 733-749 (odd nos), 782-794 (even nos), King's Arms PH
 Weston Road: 35-39 (consecutive)

The insets on the Proposals Map show the boundaries of Hanley and District Centre boundaries and the main shopping frontages.

3. **Local Centres:**

Abbey Hulton: 1288 & 1339 - 1383 (odd nos) Leek Road
 Bentilee: Devonshire Square
 Blurton: 122-144 (even nos) Finstock Avenue & 2, 3, 5, 7 Ingestre Square
 Bucknall: 374-378 (even nos) Ruxley Road & 220-260 (even nos) & 251 Werrington Road
 Chell Heath: 163-171 (odd nos) Springbank Road & 447-477 (odd nos) Chell Heath Road
 Dresden: 72-98 (even nos) Trentham Road
 Dresden: 5-29 (odd nos) - [excluding 9, 9a & 9b] & 8-14 (even nos) and 26 & 28 Carlisle Street. 1-15 (odd nos) Belgrave Road
 Etruria Road: 513-535 (odd nos) Etruria Road
 Fenton: Kwik Save, 37-75 (odd nos) & 48-114 (even nos) Victoria Road
 Fenton: 239-321 (odd nos) City Road, 5-15 (odd nos) & 2-26 (even nos) Christchurch Street, 7-17 (odd nos) Manor Street, & 2 Fountain Street
 Goldenhill: 805-851 (odd nos) High Street
 Hanford: 180-188 (even nos) Mayne Street
 Hartshill: 427-499 (odd nos) Hartshill Road
 Heron Cross: 1-13 (odd nos) & 4-8 (even nos) Grove Road, 2-12 (even nos) Duke Street, 65-67 (odd nos) & 68 Heron Street
 King Street: 109-139 (odd nos) King Street
 Middleport: 149-209 (odd nos) Newcastle Street & 1 Reid Street
 Milton: 1879-1905 (odd nos) Leek Road, 17-39 (odd nos) & Kwik Save Millrise Road, 20-30 and 50-68 (even nos) Millrise Road
 Normacot: 273-315 (odd nos) & 248-266 (even nos) Uttoxeter Road & 2-12 (even nos) Upper Normacot Road
 Norton: Co-op store - 55 (odd nos) Knypersley Road
 Smallthorne: 57-147 (odd nos) Ford Green Road

4. Neighbourhood Centres:

Abbey Hulton: 51-67 (odd nos) Abbots Road
 Baddeley Green: 112, 112a, 114, 114a, 116 & 116a Baddeley Green Lane
 Bank Top: 587-599 (odd nos) High Lane
 Bentilee: 223-235 Beverley Drive
 Bentilee: corner of Beverley Drive and Ford Hayes Lane
 Berry Hill: 21-39 (odd nos) Twigg Street
 Birches Head: 10-16 (even nos) Diana Road
 Blurton: 39-45 (odd nos), 75 & 77 Wimbourne Avenue
 Blurton: 1-9 (odd nos) Nashe Drive
 Blurton: 365-369 (odd nos) Blurton Road & 94 Poplar Drive
 Bradeley: 2-16 (even nos) Joyce Avenue
 Bucknall: 29, 33, 37, 41, 45 & 47 Causley Road
 Cobridge: 238-246 (even nos) Waterloo Road
 Eaton Park: 1-5 (inclusive) Southall Way
 Great Chell: Victor Value, Biddulph Road
 Hamil Road: 219-225 Hamil Road
 Harpfield: 1-10 Woodberry Close
 Hollybush: 221-237 (odd nos) Blurton Road
 Meir Hay: Amison Street shops
 Meir Park: Lysander Road shops
 Newford: 36-40 (even nos) Community Drive
 Northwood: 85-95 (odd nos) Keelings Road
 Norton: 75-79 (odd nos) Pinfold Avenue
 Oak Hill: 682-700 (even nos) London Road
 Penkhull: 3-13 (inclusive) Manor Court Road
 Sandford Hill: corner of Heathcote Street and Galsworthy Road

Shelton: 25-35 (odd nos) Stoke Road

Shelton: 109-113 & 125-131 (odd nos) College Road, 70 Seaford Street, 68 Beresford Street, 57 & 62 Ashford Street & 78 Cauldon Road

Sneyd Green: 68-78 (even nos) Milton Road

Stanfield: 75-85 (odd nos) Haywood Road

Trentham: 18-28 (even nos) The Lea

Trentham: 19-23 (odd nos) Werburgh Drive & 4-8 (even nos) Atherstone Road

West End: 329-345 (odd nos) London Road

Weston Coyney: 5-19 (odd nos) Westonfields Drive

Weston Coyney: 2-16 (even nos) Coalville Place

Weston Coyney: 5-21 (odd nos) & 4-10 (even nos) New Kingsway

NOTE: Descriptions for Local and Neighbourhood Centres refer only to ground floor properties and not to first and upper floor levels.

Revised Supplementary Planning guidance

Change to City Plan Policy SP7 (Non-retail uses in local shopping centres) 1994

SP7 Non-retail Use

Proposals which would result in the loss of retail use in ground floor property will be resisted in the following defined areas:

- a) **main shopping frontages in town centres;**
- b) **local centres, unless the proposal is for financial or professional services or for food or drink (use class A2 or A3) and provided that further loss of retail use would not harm the retail character of the centre; or**
- c) **neighbourhood centres.**

Outside existing defined shopping centres, such proposals will normally be granted subject to Policy SP8 where they satisfy residential amenity, servicing, parking and access requirements.

The following Supplementary Planning Guidance is also saved.

SPG Document	Links to Saved Policies
Policy Guidelines for Retail and Other Uses in Town Centres 1998	Amendment to policies SP7 and SP8 of the adopted Stoke-on-Trent City Plan 2001.
Design Strategy for the Built Environment 1999	Amplifies policies BP3, BP6, BP10, and BP12 of the adopted Stoke-on-Trent City Plan 2001.
Residential Development and the Provision of Public Green Space Areas and Facilities 1999	Amplifies policy GP7 of the adopted Stoke-on-Trent City Plan 2001.
Natural Heritage Strategy 2001	Amplifies policies NC5, NC6, NC7B, NC7C and NC8 of the adopted Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.
Rivers Strategy 2004	Amplifies policies GP14, GP14A and GP14B of the adopted Stoke-on-Trent City Plan 2001.
Burslem Masterplan and Urban Design Action Plan 2004	Amplifies policy BP10 of the adopted Stoke-on-Trent City Plan 2001 and policies TC1, D2 and D3 of the adopted Staffordshire and Stoke-on-Trent Structure Plan 1996-2011.