

## **Self-Build Housing Guidance – Matters to consider to achieve Good Design**

This guide is intended as a checklist and aide memoir for the information that will be needed to achieve the Good Design that the government and the Core Strategy require. It is not definitive and material circumstances may require divergence from these general principles where that divergence results in a demonstrably higher quality design.

In addition to all other requirements Self-Build schemes must be accompanied by a 'Design Code' (Plot Passport) or similar which sets out design principles for the site and be clear how all matters outside the individual plots (see [Local List](#)) will be delivered, rarely will it be possible to be confident of good design without the following information:

### Character:

- Identify the design characteristics that will be used to define the character of the development, or phases of the development. This will often be the defining characteristics of the site surroundings.

### Drives, paths and highways:

- Point of access and all internal roads and shared private drives shown and committed as part of the outline application.
- The extent of proposed adoption and commitment to construct shared private drives to a standard sufficient to accommodate refuse vehicles without damage.
- Timetable for delivery of roads relative to the sale of plots (e.g. each-cul de sac provided to base course before construction of any plot and completed before occupation of final plot on that cul-de-sac).
- The type of lighting proposed (particularly on private drives) – and timetable as above.

### Services:

- The provision to each plot and timetable (relative to the sale of plots). FW and SW drainage to be installed and functional for each plot as it is developed.

### Plot Layouts:

- Houses should front any road they are adjacent to – that may mean double fronted dwellings – back gardens (private amenity spaces) should not face roads.
- Boundary treatments between private spaces and roads or other public spaces (i.e. POS) should be brick or stone.
- At side (between properties) 1m space between masonry and boundary on both sides of building
- Building lines (indicative)
- Garages to be located behind or parallel with the front elevation of houses.
- Areas of incidental open space to be identified on plan or in text – to include all areas between highway and boundaries to private areas.
- All trees and hedges to be retained/removed shown on the plans (this must not be left to Reserved Matters).

### Design:

- Materials pallet, colours, textures etc. This will set the character of the site/component parts.
- Max developable area shown for each plot
- Scale – both number of storeys and overall height parameters including roof pitches.

### POS:

- POS and structural landscaping should be identified, location, extent, how delivered, timetable/phasing and agreement to offer to PC/SDC for adoption.

### Site boundaries:

- To existing development – boundary treatments to be specified
- To open countryside – substantial native planting belts incorporating trees in accordance with existing landscape characteristics. These will be outside private gardens to ensure they are retained and maintained. Exceptions to this may be where outward facing perimeter blocks are used in less sensitive locations and planting can be reduced.

Parking:

- Shared visitor spaces to be identified.

Energy efficiency:

- Proposed energy efficiency standards and how they address the Climate Emergency and emerging SAP.

**In the event that officers need any information including any Reserved Matter (for part or all of the site) to be specified to secure good design they should use Article 5 of the DMPO within 1 month of receipt of the application to require the information. This should normally be discussed with Team Leaders in advance.**