



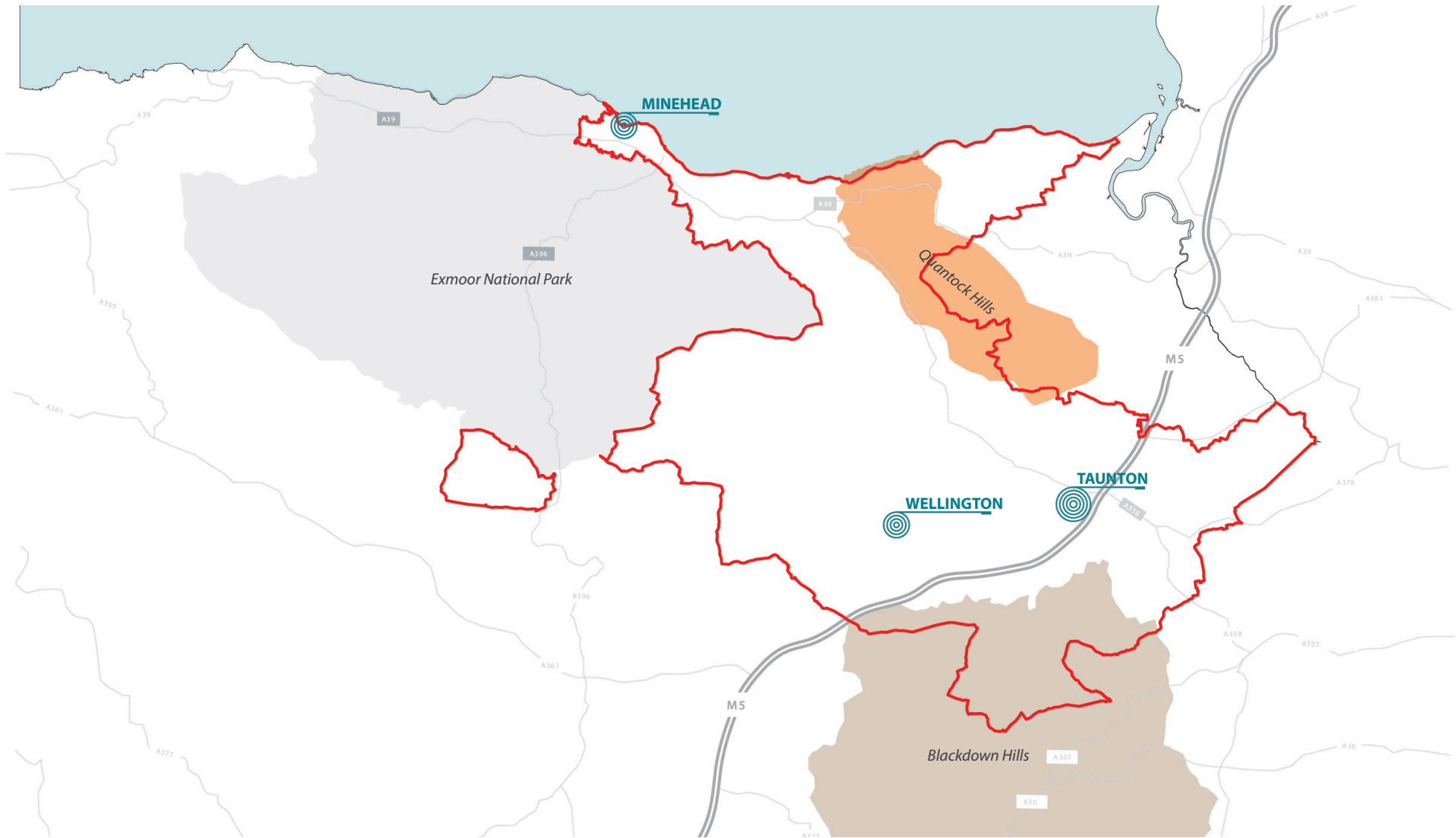
Somerset West and Taunton Council

Design Code for Small Scale Employment Space

Local Development Order for B1 uses

September 2019 | www.lhc.net

18036 - Issue: 02



Above: Site Plan of Somerset West and Taunton District

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Date: 20/09/2019

Project: Somerset West and Taunton Council Employment LDO | 18036

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1.0 Introduction

1.1 Purpose

Introduction

The Local Development Order (LDO) will, when adopted, grant planning permission for much needed, small scale light industrial space across Somerset West and Taunton, and by doing so, remove the need for a planning application to be made by the developer.

The purpose of this 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 accompanying Design Code will create a straightforward system for potential applicants to understand and interpret potential development opportunities.

The Design Code element 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:

Use Class	Definition	Limitations
B1 (a)	Offices - other than those within class A2.	Up to 50 sqm net
B1 (b)	Research and development of products or processes	Up to 200 sqm net
B1 (c)	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.	Up to 200 sqm net

Supporting Technical Information

To support your application, you are required to demonstrate that you have considered a range of technical matters. Most of these matters are frontloaded through the design criteria in this Design Code, however further evidence may be required to address:

- **Flood Risk** – To ensure your proposed development would not be affected by future flooding or increase the chances of flooding elsewhere. Note that sites in a functional flood plain (flood zone 3a) will not be considered through this LDO.

- **Ecology Surveys and Measures** – To manage the potential impact of proposed development on local habitats.

- **Existing and Proposed Access** – to ensure that access arrangements will not lead to an unsafe environment for pedestrians and road users.

Advice on what assessments are required to be undertaken, and when, is included in the Technical Informative which forms a part of this LDO.

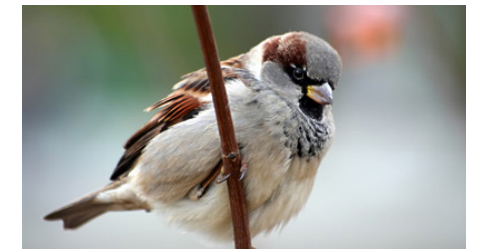
Please note that where Somerset West and Taunton judge there is insufficient information provided to make a decision, they may make request for further information on this basis.

Sustainability

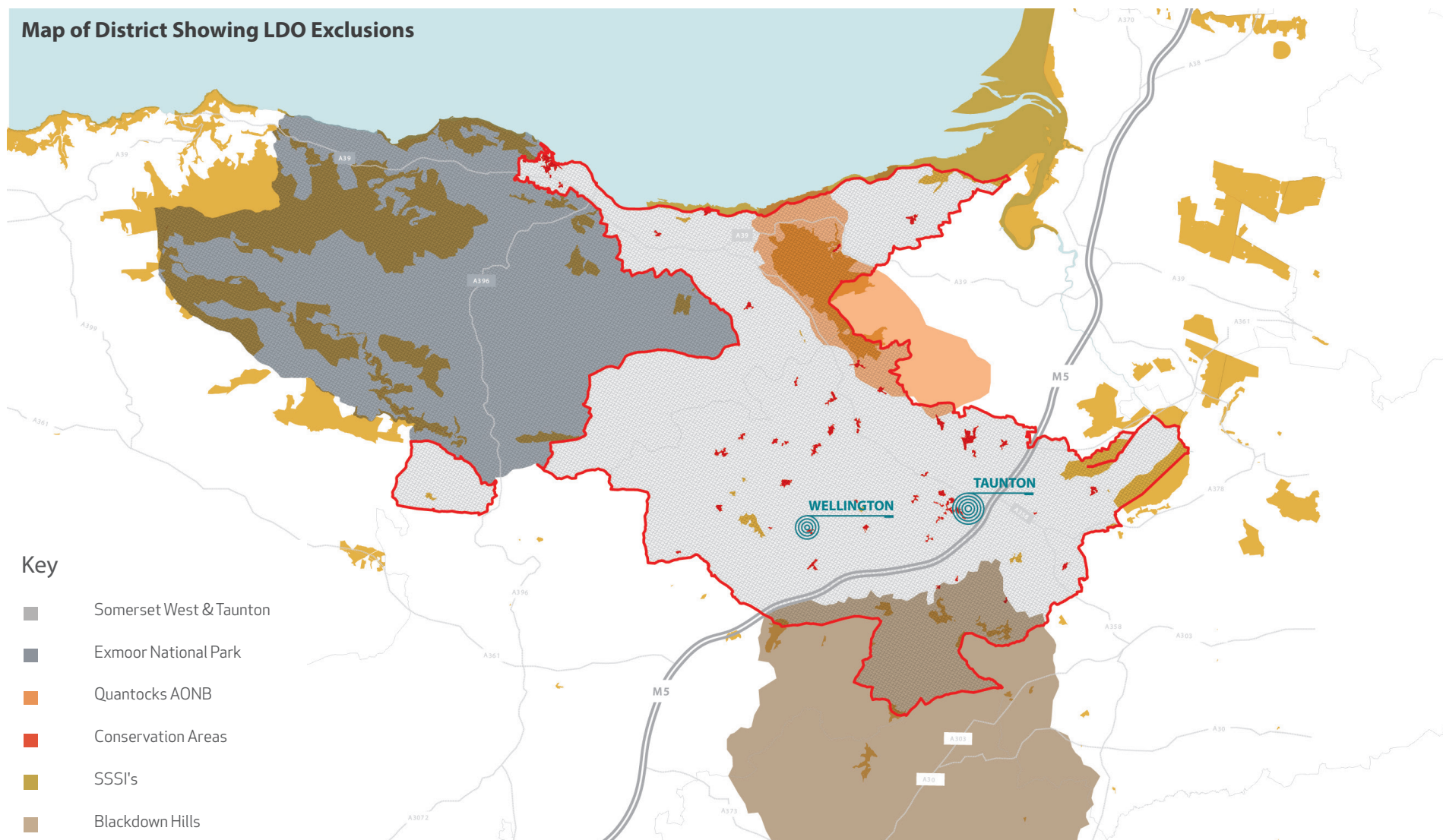
Underpinning this LDO is the need to encourage employment uses close to where people live. With this shift from a daily commuting pattern to working locally, the LDO hopes to have a positive impact on reducing traffic and associated issues across the District.

The following sustainable approaches are encouraged within any new employment unit and surrounding landscaping 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
- Sustainable drainage systems
- Use of native plant species
- 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?



The adjacent table should be used to determine whether your proposed development can be considered through this LDO submission process.

The table highlights where you should read the informative document to assess:

1. Whether the site is eligible to be considered through this LDO, or whether you should instead operate through the standard planning application process.

2. Whether further work may be required, and you should refer to the Technical Informative.

If you are unsure on how to find any of the information required, please refer to the Technical Informative which forms a part of this LDO.

	Your proposal is eligible for consideration through this LDO	Check Technical Informative	A planning application is required
1. Process			
This is your first LDO submission at this address.	✓		
You have previously received an LDO certificate of conformity at this address.	✗		✓
You intend to demolish buildings to enable the development of new buildings.	✗		✓
You have completed the DAS proforma checklist.	✓		
2. Site Location			
Your site is located in Taunton.	✗		✓
Your site is located in Wellington.	✗		✓
Your site is located in a Conservation Area.	✗		✓
Your site is within the curtilage of Listed Building	✗		✓
Your site is located in an Area of Outstanding Natural Beauty.	✗		✓
Your site is located within a character area identified within this Design Code.	✓	✓	
3. Site Size (see measurement guidance page xxx)			
Less than 1 Hectare	✓	✓	
1 Hectare or More	✗		✓
4. Flooding			
Any part of your site is in Flood Zone 1	✓	✓	
Any part of your site is in Flood Zone 2	✓	✓	
Any part of your site is in Flood Zone 3a	✓	✓	
Any part of your site is in Flood Zone 3b	✗		✓
5. Access			
Your Site has vehicle access to an A or B class road	✓	✓	
Your Site is not accessed by a A or B class road	✗		✓
Your existing vehicular access has a width of at least 5 metres for a length of at least 6 metres.	✓	✓	
Your existing access has a width of less than 5 metres.	✗		✓
6. Ecology			
Your development is not judged as likely to affect nearby environmental designations.	✓	✓	
Your proposed development is judged as likely to affect nearby environmental designations.	✗	✓	✓
Your proposal site may affect any potential local habitats.	✓	✓	
7. Design			
Your proposal is in accordance with the design parameters of this LDO.	✓		
Your proposal is for development that differs in scale, design or materials to those proposed in this Design Code.	✗		✓

1.3 How to Use the Design Code

Why a Design Code

A Design Code is a proactive method of securing high quality new development, giving the developer clear guidance on delivering high quality light industrial space within the given context. The Design Code provides clear guidance to the developer 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 buildings (existing and proposed), corners and end plots, building materials, colour palettes, roofs, doors and windows and landscaping, all of which draw precedent from the local character of the district.

How to use the Code

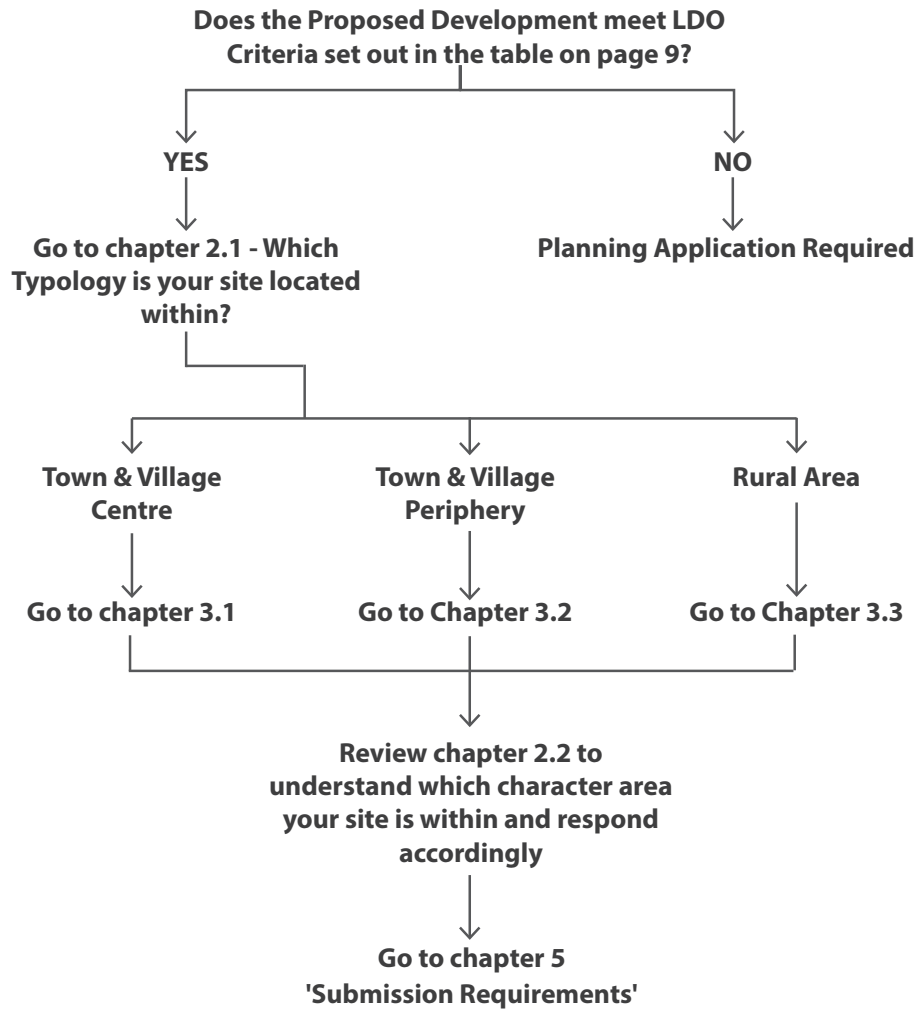
Please refer to the flow diagram opposite which illustrates how to use the Design Code.

The Code is divided into sections, starting with the site and context, before focusing in on blocks and buildings, edges (plot boundaries) and details. Within each section individual 'Codes' are highlighted, covering specific design requirements and parameters.

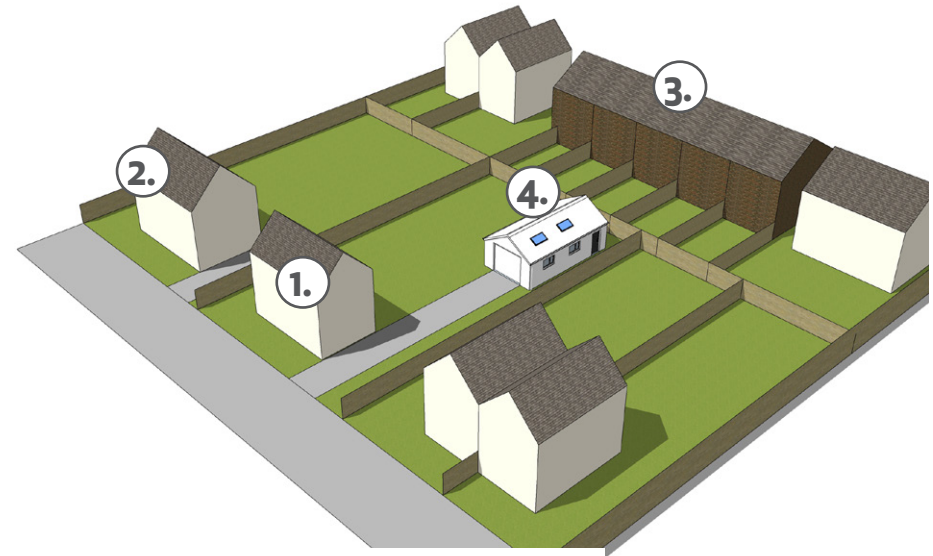
All designs submitted for the LDO must be compliant with:

- **The LDO document**
- **The requirements set out within this Design Code**
- **The UK Building Regulation requirements in effect at the time of submission for approval**
- **Ecological legislation**

How to Use the Design Code Flow Diagram:



Block and Building Design Code Diagram:



- 1. Your dwelling
- 2. Neighbouring Properties
- 3. Neighbouring Properties
- 4. Proposed LDO Unit

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2.0 Understanding the Site

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 this guide to locate their site.

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

The 3 Typologies are:

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

Further information for each of these can be found in Section 3.0 of this report.



Town & Village Centres

The site is:

- Bordered on all sides by neighbouring development
- Limited impact on wider landscape views due to proposed buildings being seen within existing context

Town & Village Peripheries

The site is:

- Bordered on 2 or more sides by existing development
- Have views to the open countryside

Rural Areas

The site is:

- Isolated clusters of buildings made up of a dwelling and existing agricultural buildings
- Isolated dwellings in the open countryside

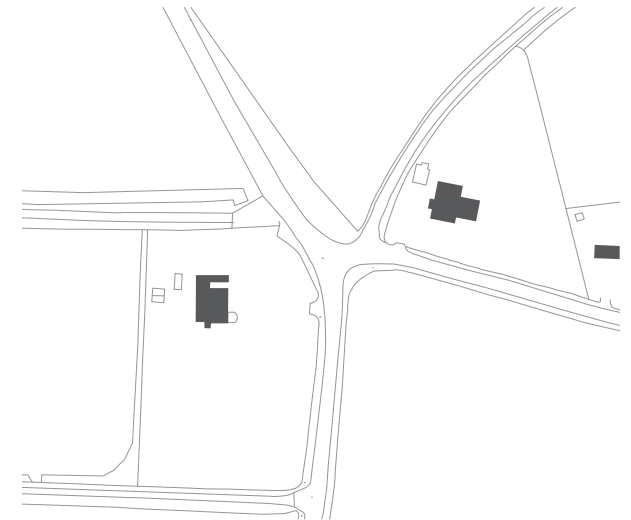
1.



2.



3.



Above: Town & Village Centre

Above: Town & Village Periphery

Above: Rural

2.2 Landscape Setting

Landscape Character Areas

Landscape Character Areas (each to include landscape / architectural / material / palette information)

- Minehead Environs
- Central West Somerset
- Quantocks
- Quantock Vale
- Exmoor Fringes
- Vale of Taunton Deane
- Taunton (urban)
- Clay Plateau (Churchinford)
- Fivehead Vale
- Sandstone Ridge

The proposed development should respond to the character of its landscape/townspace setting. 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 below:

**CO-ORDINATE WITH DESIGN
SOMERSET WEST AND TAUNTON
DESIGN GUIDE INFORMATION**

Further Information can be found in the Somerset West and Taunton Design Guide.

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3.0 Design Code

3.1 Proposed Developments in Town & Village Centres

Urban Design/Landscape Parameters

Access & Parking requirements:

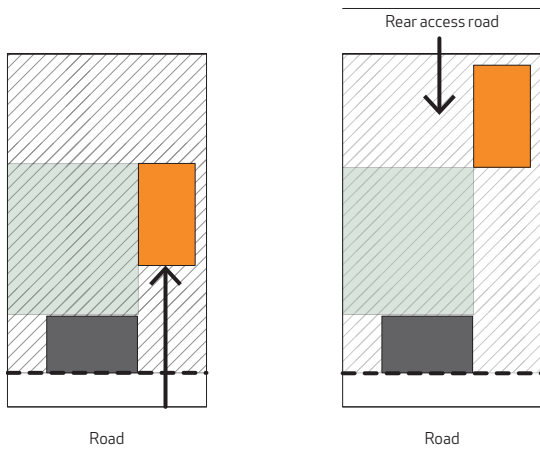
- Must have existing vehicular access to proposed employment unit - if a new access is required, including dropping kerbs, planning permission will need to be obtained.
- Additional access length/area must be no more than XXm in length
- No more than 1 additional parking space per 50m2 employment space and any additional parking should not be in front of the existing dwelling

Landscape structure & Potential Visual Impact:

- Where there is potential harm to wider views, appropriate screening (e.g hedgerow/tree planting) shall be implemented.

Where the building is located on the plot:

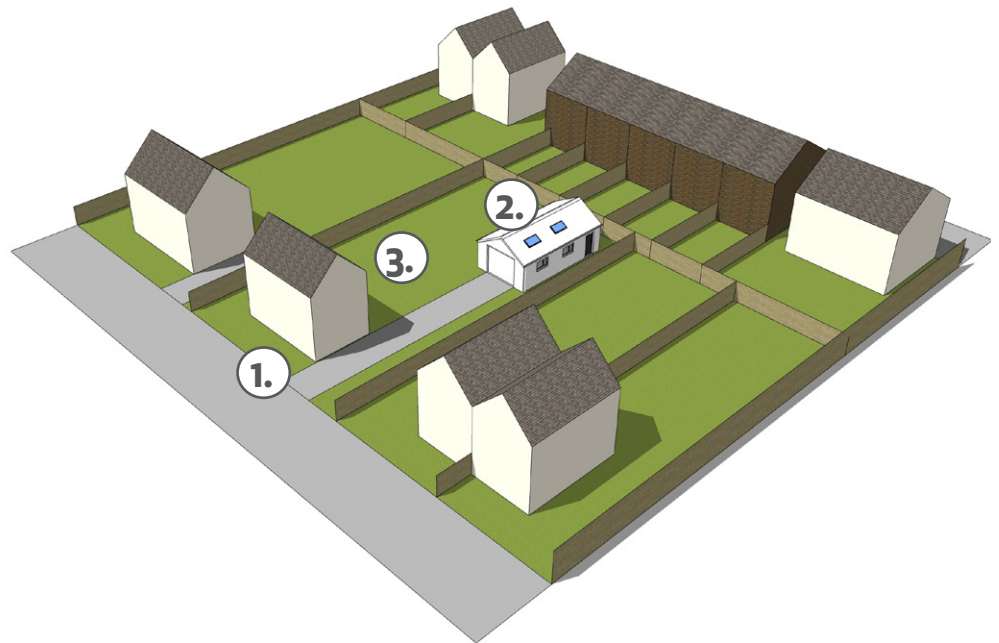
- No proposed building to protrude in front of existing dwelling building line
- Proposed building to be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m2 for office (B1a) and 200m2 for light industrial (B1 b and c)
- Remaining garden must not be less than 50m2
- The remaining garden must relate to the existing dwelling and its layout and living spaces – location of proposed building on the plot must not cause detriment to amenity of existing dwelling.



Above: Proposed unit off existing access at the front & Rear

Key

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



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

Above: Axo showing proposed unit in a town or village centre setting

3.1 Proposed Developments in Town & Village Centres

Urban Design/Landscape Details

Surfacing Materials

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

- Gravel
- Permeable concrete block paving
- Porous asphalt

Boundary Treatment & details

- Where planted screening is required, applicants should use a mix of native and non-native species that supports wildlife, including insects and birds.
- Tree planting should include native species (or varieties of native species)

EXAMPLE SPECIES/DETAILS TO BE INCLUDED

Refuse & Cycle Storage

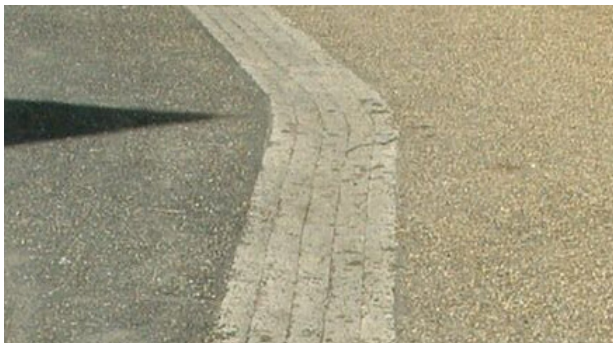
- Secure covered bike storage must be provided unless they are provided internally (1 space per 50m², minimum 2 spaces)
- External bin storage will be provided on plot at the rear of the proposed dwelling (unless provided internally). Bins must not be stored at the front of buildings, facing onto the street

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 back to Somerset West and Taunton Design Guide Principles in Chapter 2.2

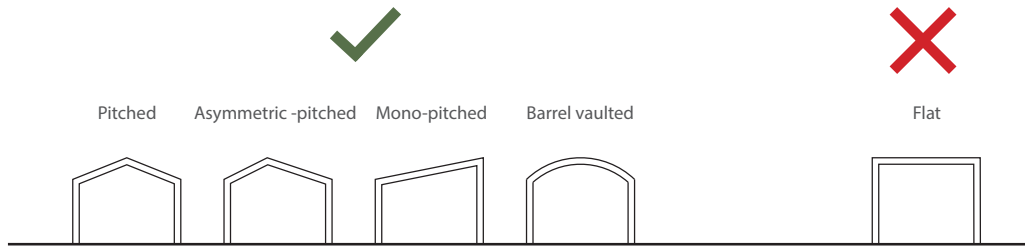


Above: Precedent images for details

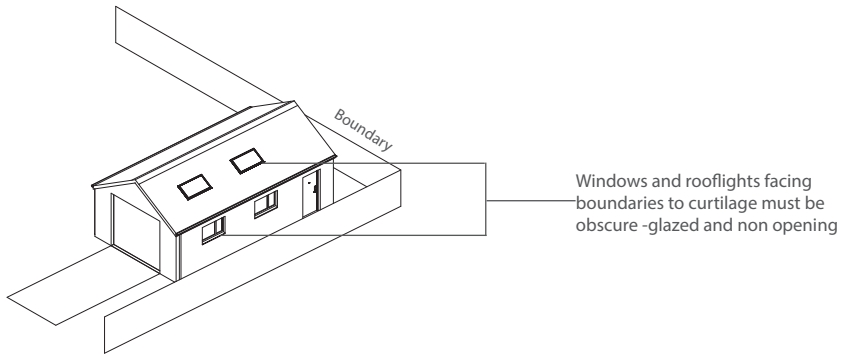
3.1 Proposed Developments in Town & Village Centres

Building Parameters

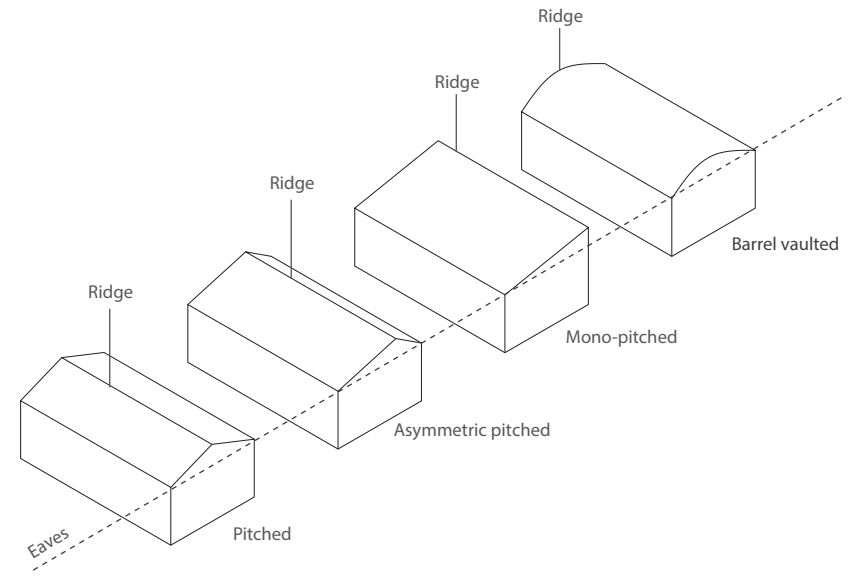
- Only single storey buildings are permitted
- Mezzanine structures are not permitted
- Flat roofs are not permitted
- Maximum ridge height of a building = 4 metres
- UNLESS within 2 metres of the boundary of the curtilage of the dwellinghouse where the maximum ridge height for any roof form = 2.5 metres
- Maximum eaves height for any roof form = 2.5 metres
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- The ridge of a mono-pitched structure should not face the boundary of the curtilage of the dwellinghouse.
- The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building
- Any window inserted on a wall or roof slope forming a side elevation of the building must be obscure-glazed, and non-opening.



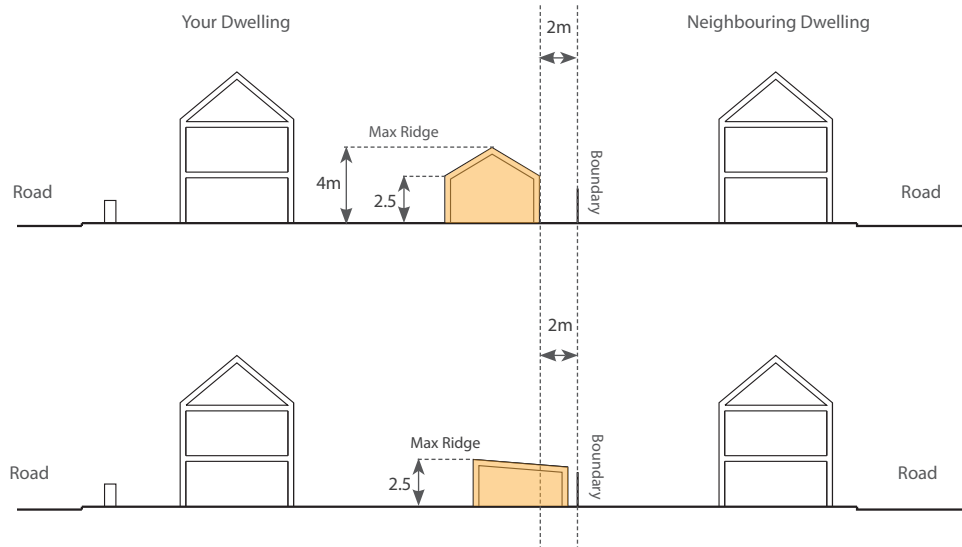
Above: Potential Roof Forms



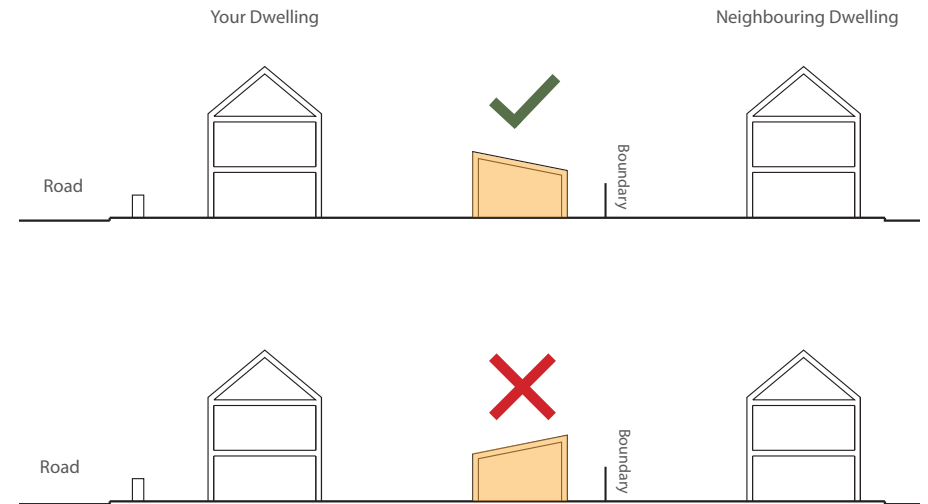
Above: Obscure Glazing requirement



Above: Roof Forms Explained



Above: Maximum Ridge and Eaves Heights



Above: Mono-pitched roof form requirement

3.1 Proposed Developments in Town & Village Centres

Building Elements

The building should appear subservient to the main dwelling and demonstrate its B1(c) 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 dwellinghouse
- 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 embodied energy of the new building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

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

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:

- Of a similar appearance to those used in the construction of the existing dwellinghouse
- 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 embodied energy of the new building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

Permitted contemporary roof materials include:

- Grey metal standing seam roof
- Profiled metal roofing in a natural, subdued colour detailed to a high standard

- Green roof detailed to a high standard

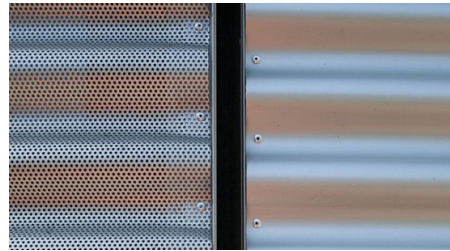
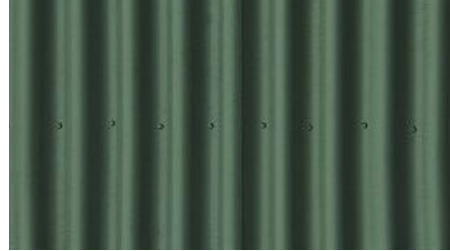
Windows and Doors

- 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 dwellinghouse.

OR

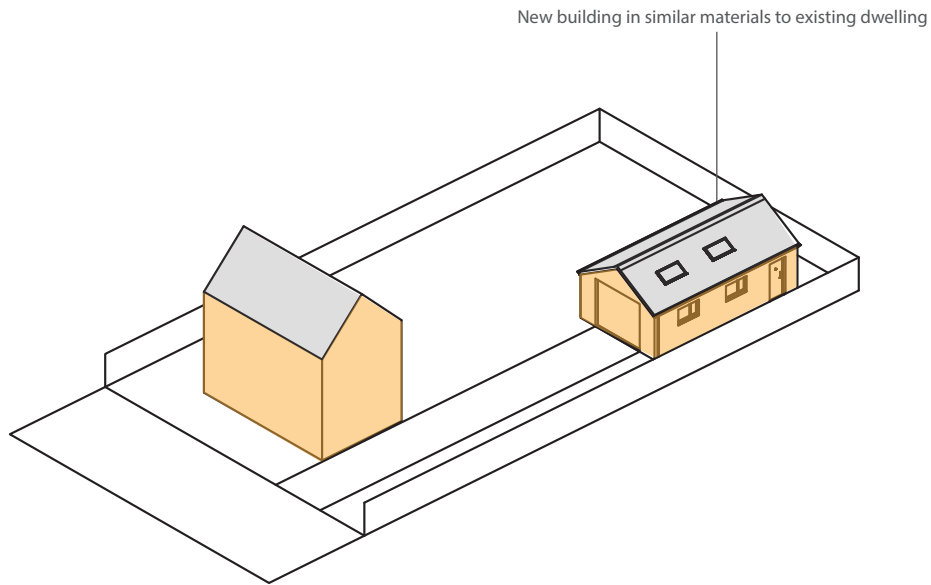
If a contemporary approach is taken to the building, window and standard sized doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.



3.1 Proposed Developments in Town & Village Centres

Building Details

- 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 dwellinghouse, 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.
- Using 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.

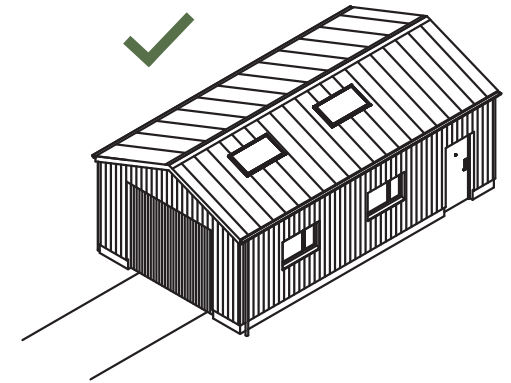
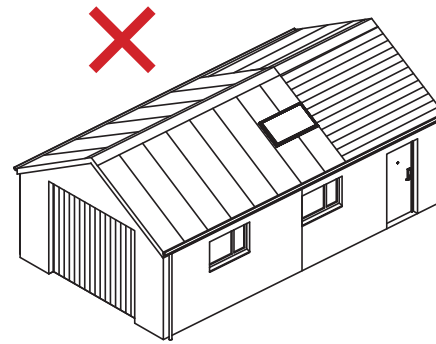


Above: Building materials should either:

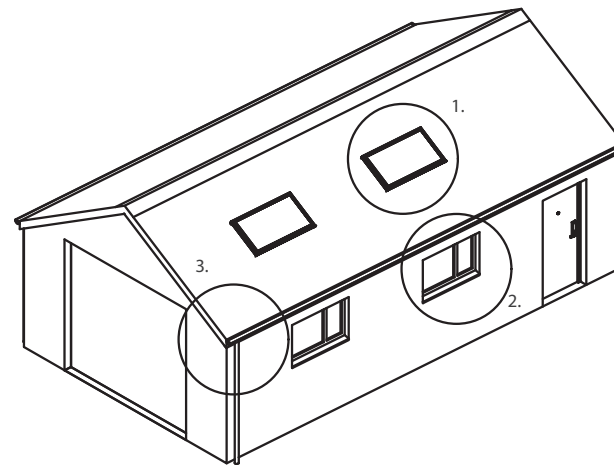
Be of a similar appearance to those used in the construction of the existing dwellinghouse

OR

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

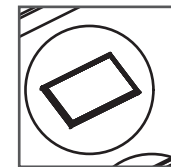


Above: Buildings should generally have one material for the walls and one material for the roof

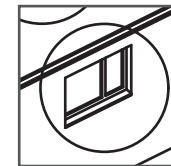


Above: Building Details

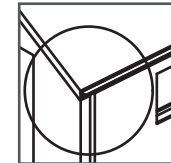
Below: Building Details



1. Text on rooflights



2. Text on openings



3. Text on rainwater and roof details

3.2 Proposed Developments in Town & Village Peripheries

Urban Design/Landscape Parameters

Access & Parking requirements

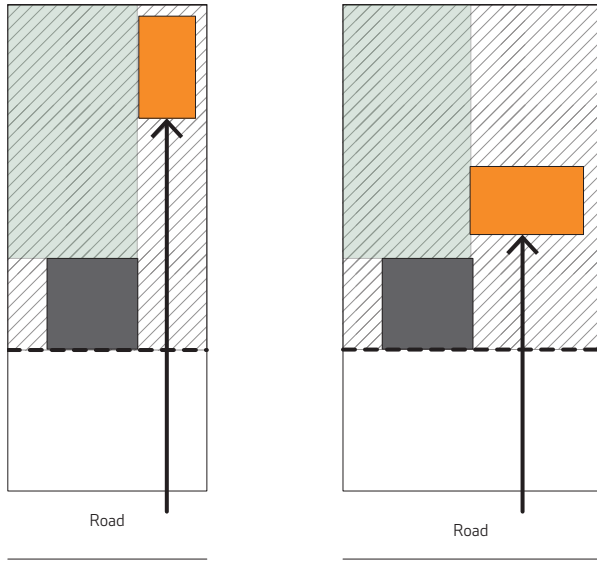
- Must have existing vehicular access to proposed employment unit - if a new access is required, including dropping kerbs, planning permission will need to be obtained.
- Additional access length/area must be no more than XXm in length.
- No more than 1 additional parking space per 50m² employment space and any additional parking should not be in front of the existing dwelling.

Landscape structure & Potential Visual Impact

- Where the site lacks existing mature boundaries around the proposed new building the submission should include a strategy to provide a suitable degree of screening / enclosure (e.g. hedgerow/tree planting).
- New buildings not to protrude outside of the defined built up area/landscape features which define the edge of a town or village

Where the building is located on the plot

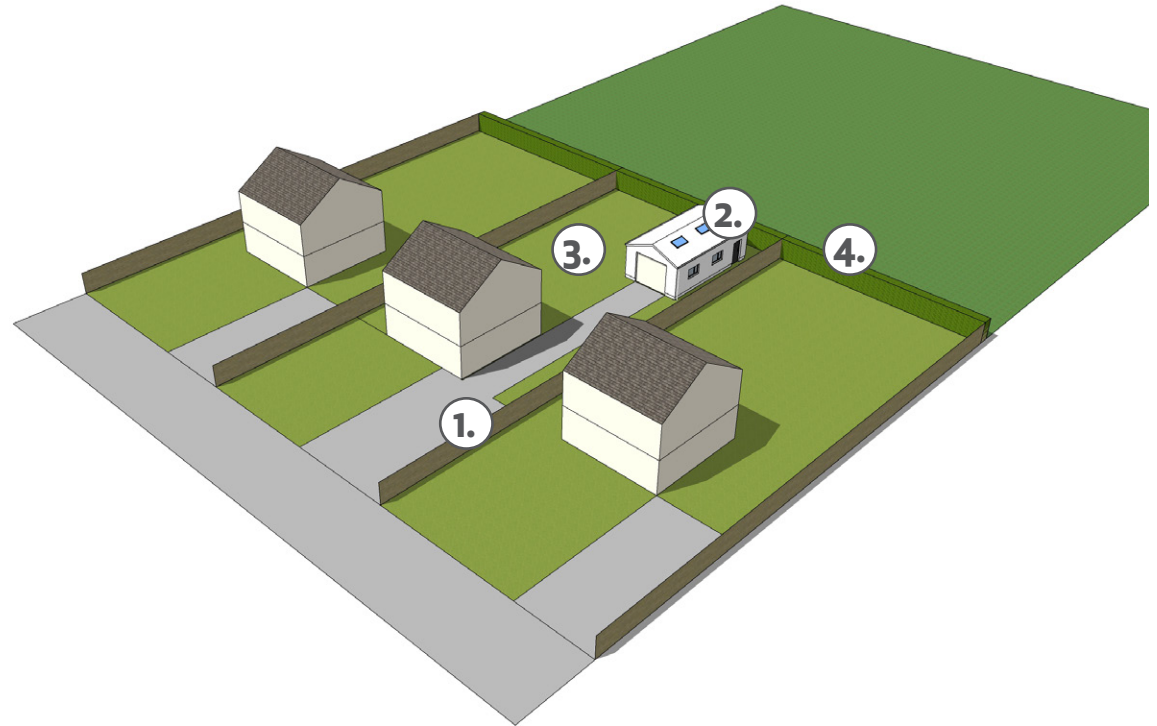
- No proposed building to protrude in front of existing dwelling building line
- Proposed building to be no larger than 10% of rear garden area (curtilage behind existing building line minus the existing dwelling area and any outbuilding areas) up to a maximum of 50m² for office (B1a) and 200m² for light industrial (B1 b and c)
- The primary entrance to the proposed building to be no further than 15m from the edge of an existing dwelling/outbuilding
- Remaining garden must not be less than 50m².
- The remaining garden must relate to the existing dwelling and its layout and living spaces – location of proposed building on the plot must not cause detriment to amenity of existing dwelling.



Above: Proposed unit off existing access

Key

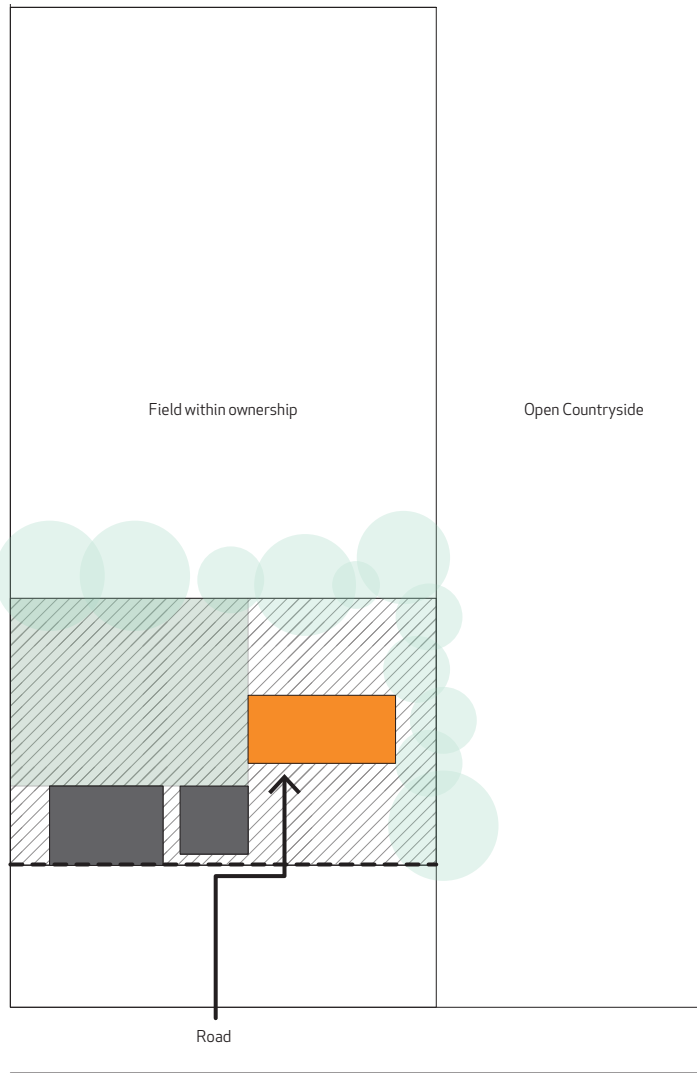
- Proposed Unit
- Existing Dwelling
- Building Line
- Existing Access
- Garden Area Behind Building Line
- Retained Existing Garden (50m² minimum)



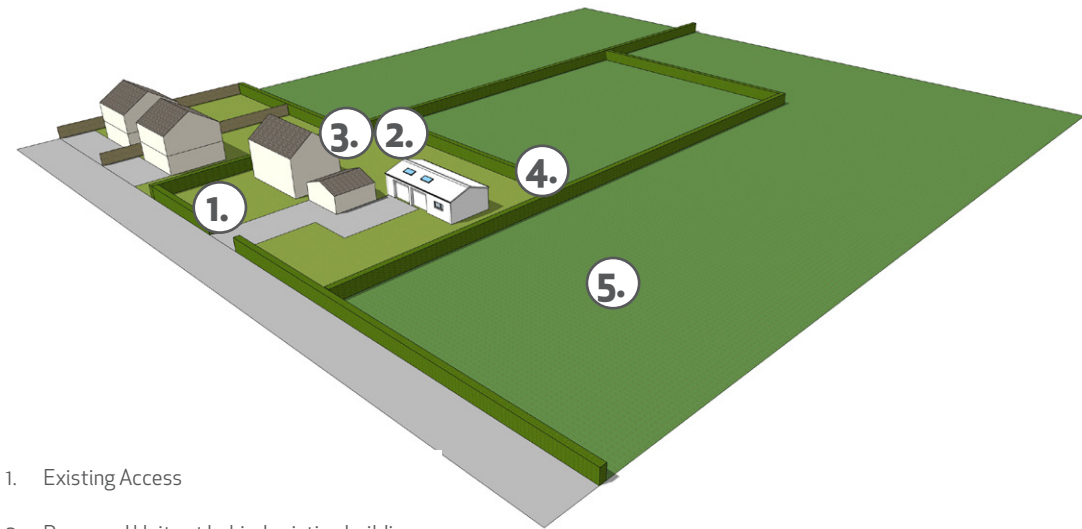
1. Existing Access
2. Proposed Unit set behind existing building line
3. Usable amenity space which relates well to existing dwelling
4. Settlement edge (not necessarily owner's boundary)

Above: Axo showing proposed unit in a town or village periphery setting

3.2 Proposed Developments in Town & Village Peripheries



Above: Proposed unit off existing access



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

Above: Axo showing proposed unit in a town or village periphery setting

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3.2 Proposed Developments in Town & Village Peripheries

Urban Design/Landscape Details

Surfacing Materials

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

- Gravel
- Permeable concrete block paving
- Porous asphalt

Boundary Treatment & details

- Where planted screening is required, applicants should use a mix of native and non-native species that supports wildlife, including insects and birds.
- Tree planting should include native species (or varieties of native species)

EXAMPLE SPECIES/DETAILS TO BE INCLUDED

Refuse & Cycle Storage

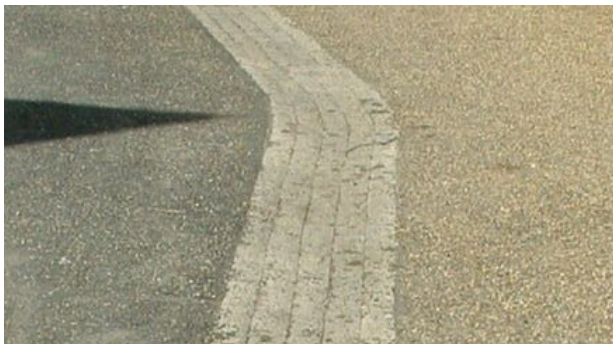
- Secure covered bike storage must be provided unless they are provided internally (1 space per 50m², minimum 2 spaces)
- External bin storage will be provided on plot at the rear of the proposed dwelling (unless provided internally). Bins must not be stored at the front of buildings, facing onto the street

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 back to Somerset West and Taunton Design Guide Principles in Chapter 2.2

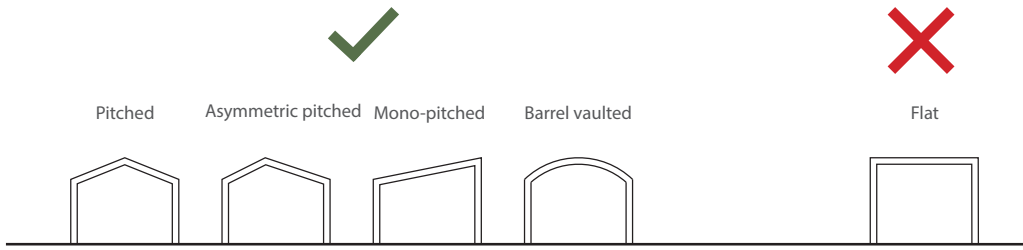


Above: Precedent images for details

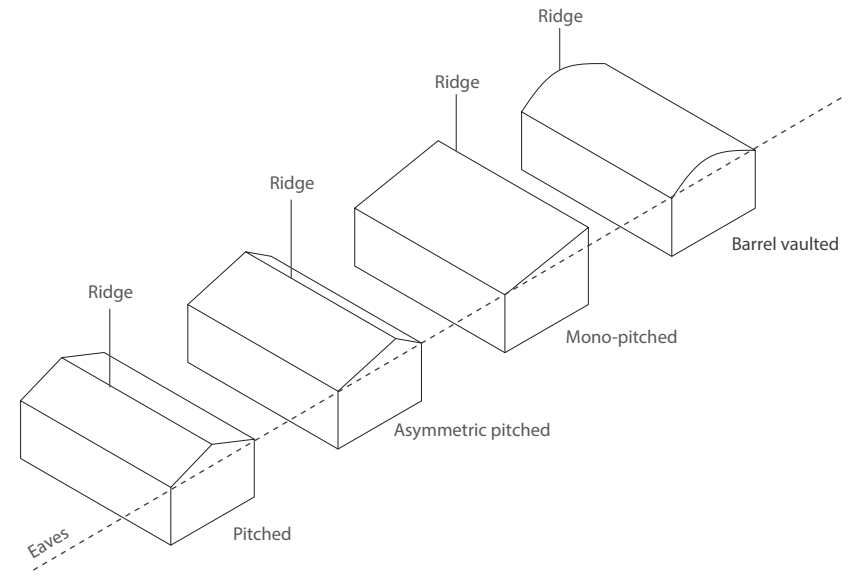
3.2 Proposed Developments in Town & Village Peripheries

Building Parameters

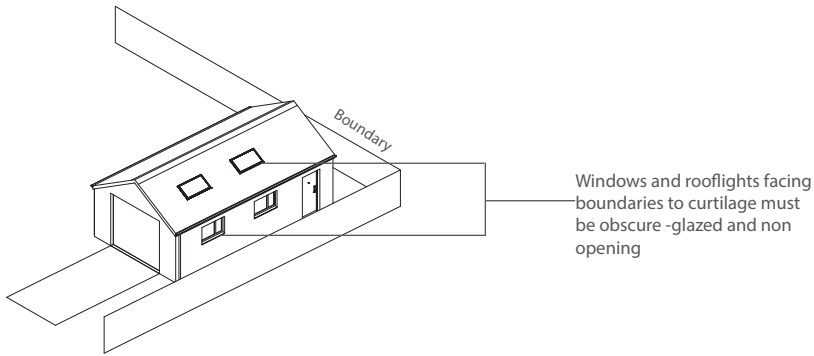
- Only single storey buildings are permitted
- Mezzanine structures are not permitted
- Flat roofs are not permitted
- Maximum ridge height of a building = 4 metres
- UNLESS within 2 metres of the boundary of the curtilage of the dwellinghouse where the maximum ridge height for any roof form = 2.5 metres
- Maximum eaves height for any roof form = 3 metres
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- The ridge of a mono-pitched structure should not face the boundary of the curtilage of the dwellinghouse.
- The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building
- Any window inserted on a wall or roof slope forming a side elevation of the building must be obscure-glazed, and non-opening.



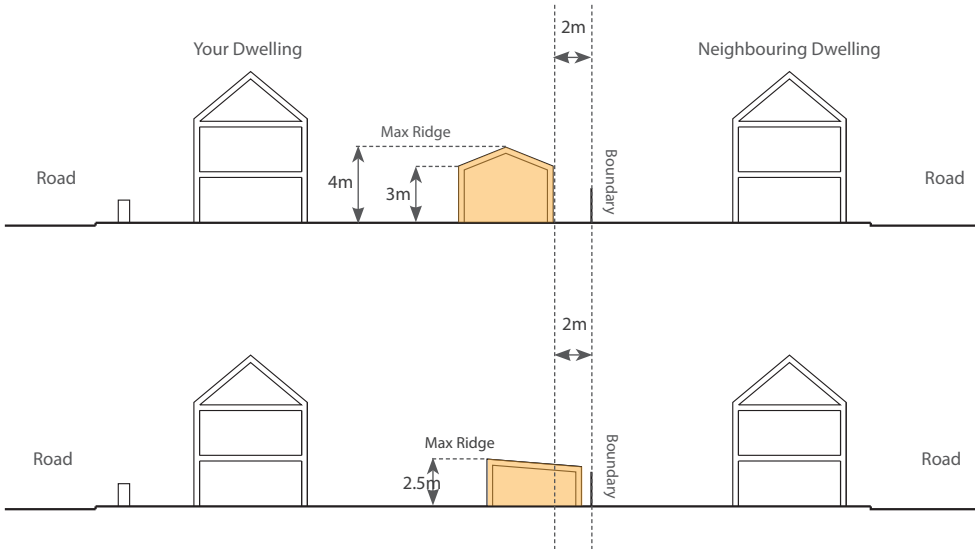
Above: Potential Roof Forms



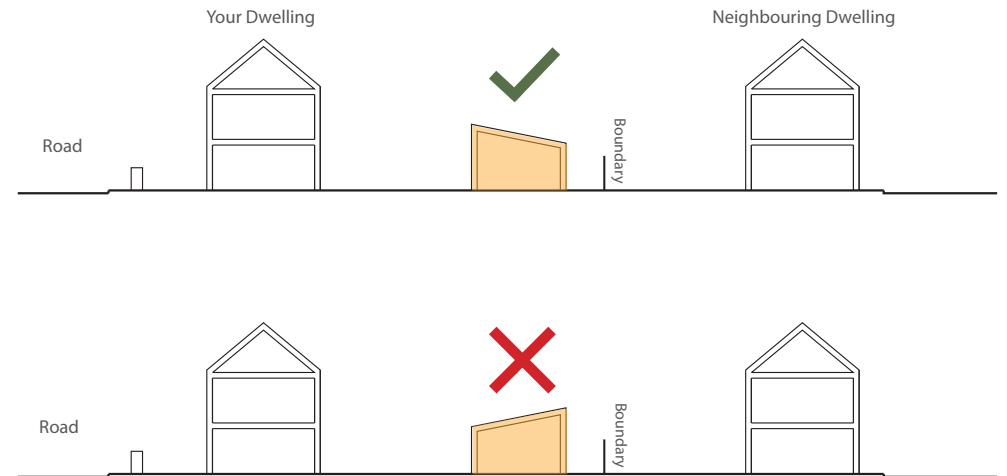
Above: Roof Forms Explained



Above: Obscure Glazing requirement



Above: Maximum Ridge and Eaves Heights



Above: Mono-pitched roof form requirement

3.2 Proposed Developments in Town & Village Peripheries

Building Elements

The building should appear subservient to the main dwelling and demonstrate its B1(c) 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 dwellinghouse

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 embodied energy of the new building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

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

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:

- Of a similar appearance to those used in the construction of the existing dwellinghouse

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 embodied energy of the new building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

Permitted contemporary roof materials include:

- Grey metal standing seam roof
- Profiled metal roofing in a natural, subdued colour detailed to a high standard
- Green roof detailed to a high standard

Windows and 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 dwellinghouse.

OR

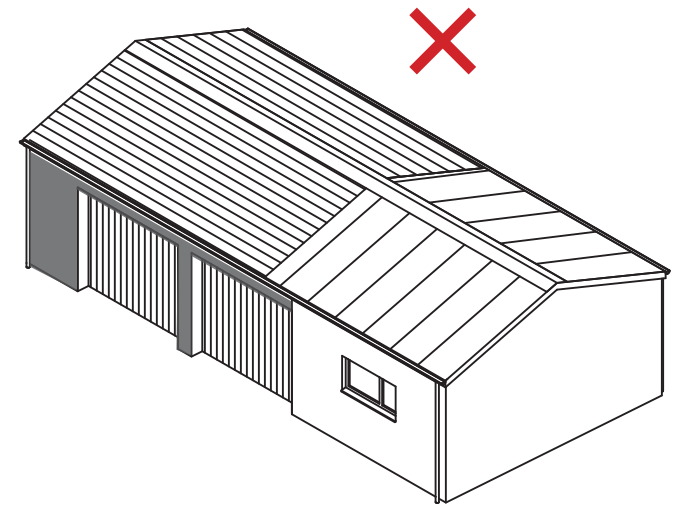
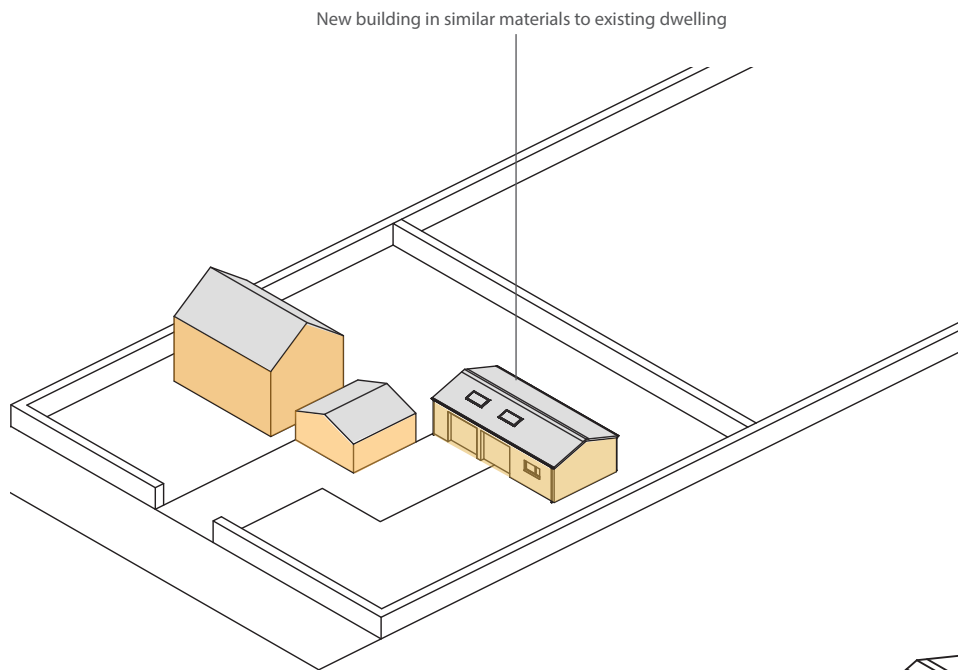
If a contemporary approach is taken to the building, window and standard sized doors should be simple and crisp in profile and be of a colour tone which complements the contemporary material palette of the wider building.



3.2 Proposed Developments in Town & Village Peripheries

Building Details

- 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 dwellinghouse, 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.
- Using 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 be set flush within the roof plane. Rooflights should match the colour of the roof finish



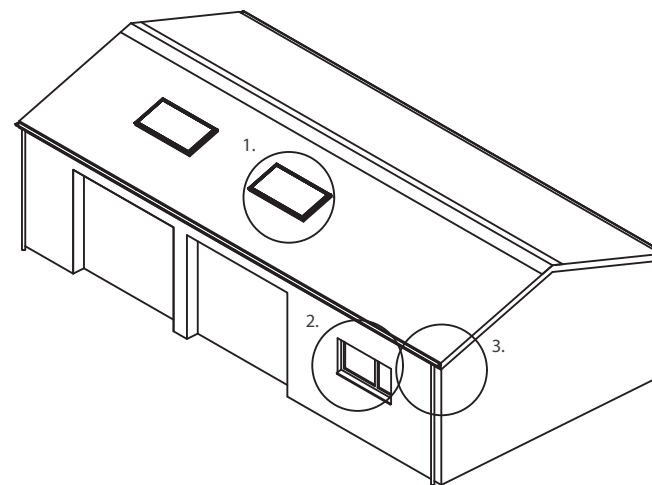
Above: Buildings should generally have one material for the walls and one material for the roof

Above: Building materials should either:

Be of a similar appearance to those used in the construction of the existing dwellinghouse

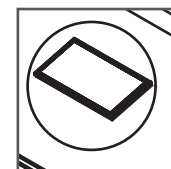
OR

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

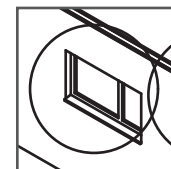


Above: Building Details

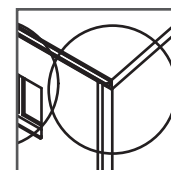
Below: Building Details



1. Text on rooflights



2. Text on openings



3. Text on rainwater and roof details

3.3 Proposed Development in Rural Areas

Urban Design/Landscape Parameters

Access & Parking requirements

- Must have existing vehicular access to proposed employment unit - if a new access is required, including dropping kerbs, planning permission will need to be obtained.
- Additional access length/area must be no more than XXm in length.
- No more than 1 additional parking space per 50m2 employment space and any additional parking should not be in front of the existing dwelling

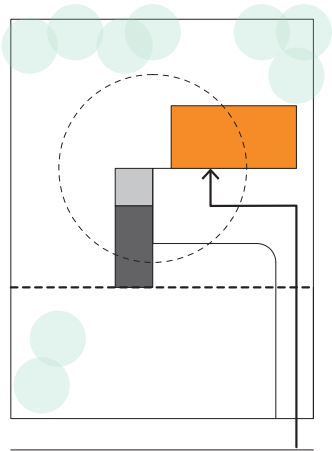
Where the building is located on the plot

- Proposed building to 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 to be no further than 15m from the edge of an existing dwelling/outbuilding
- Remaining garden must not be less than 50m2.
- The remaining garden must relate to the existing dwelling and its layout and living spaces – location of 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 shall protrude in front of these.

- Proposed buildings not to 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/ areas of hardstanding

Landscape structure & Potential Visual Impact

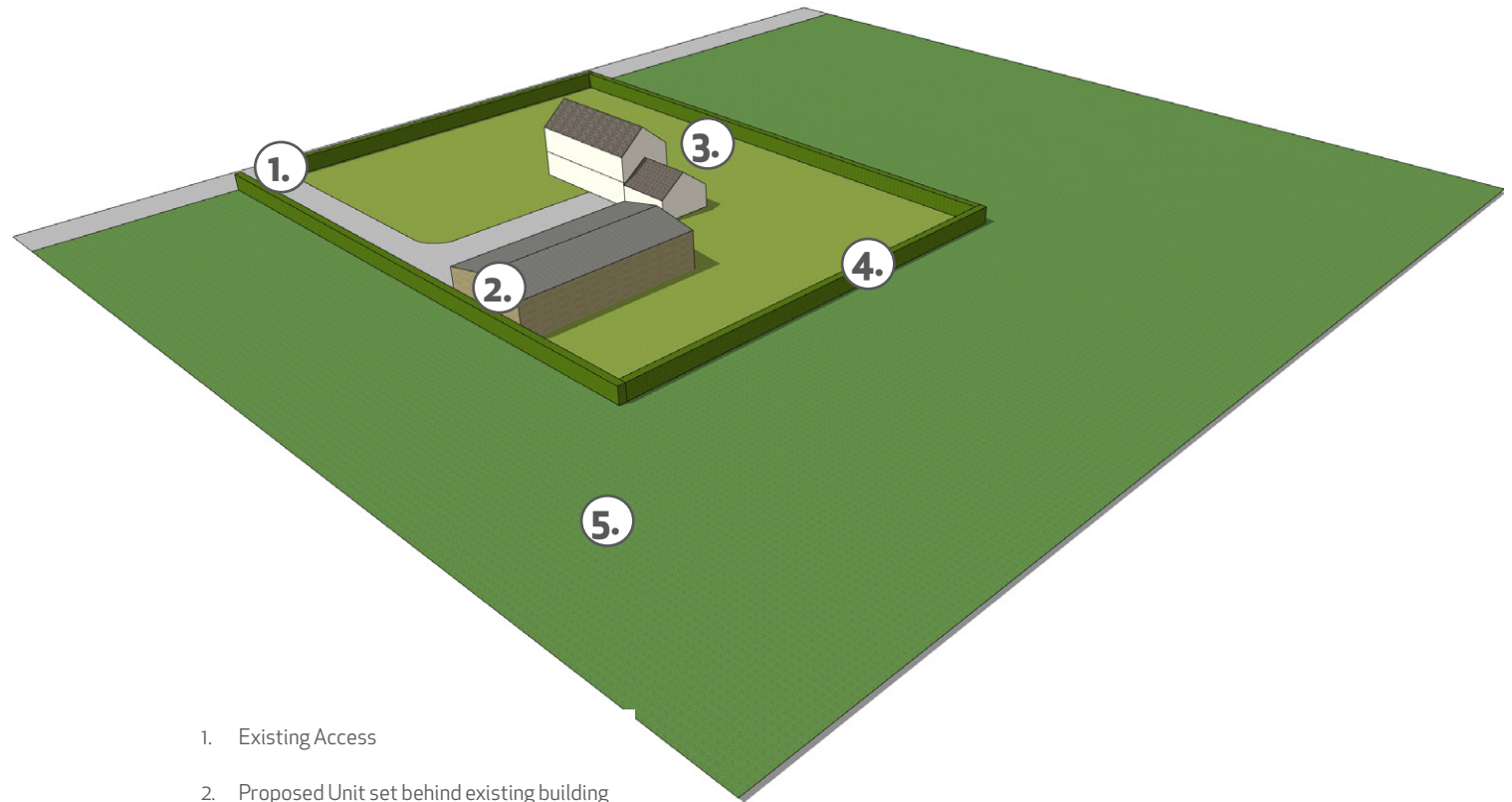
- Where the site lacks existing mature boundaries around the proposed new building the submission should include a strategy to provide a suitable degree of screening / enclosure (e.g. hedgerow/ tree planting).
- New buildings not to protrude outside of the defined built up area/landscape features ie. existing hedgerows or tree belts.



Above: Proposed unit off existing access

Key

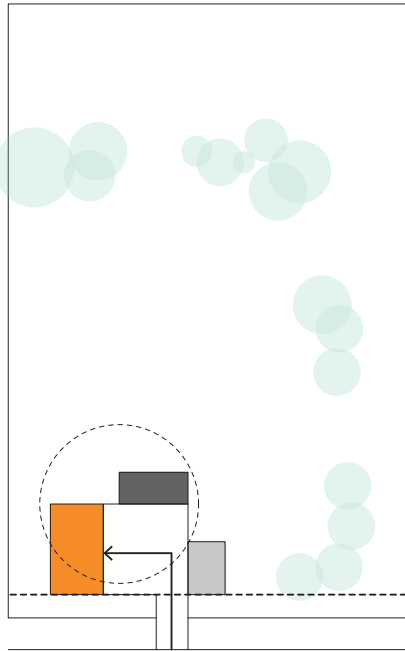
- Proposed Unit
- Existing Dwelling
- Building Line
- Existing Access
- Garden Area Behind Building Line
- Retained Existing Garden
- 15m offset



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

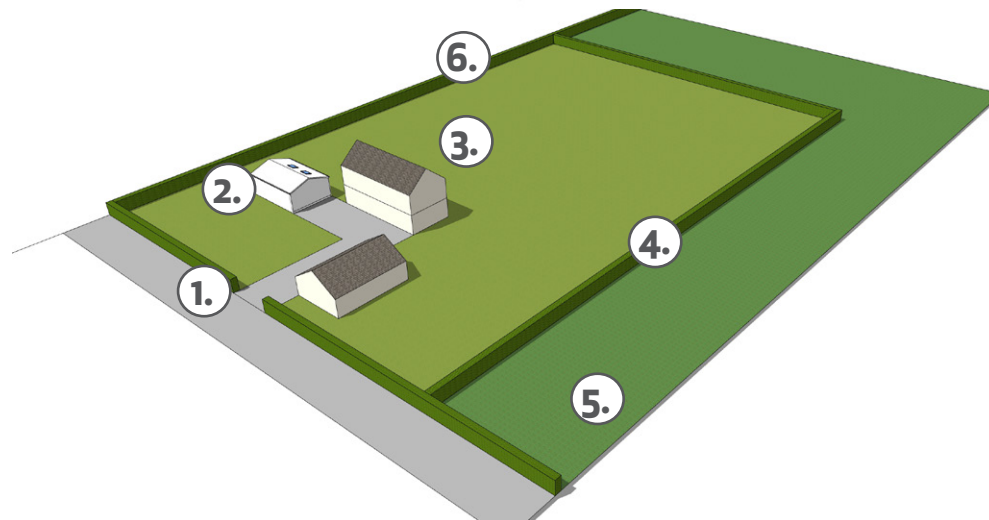
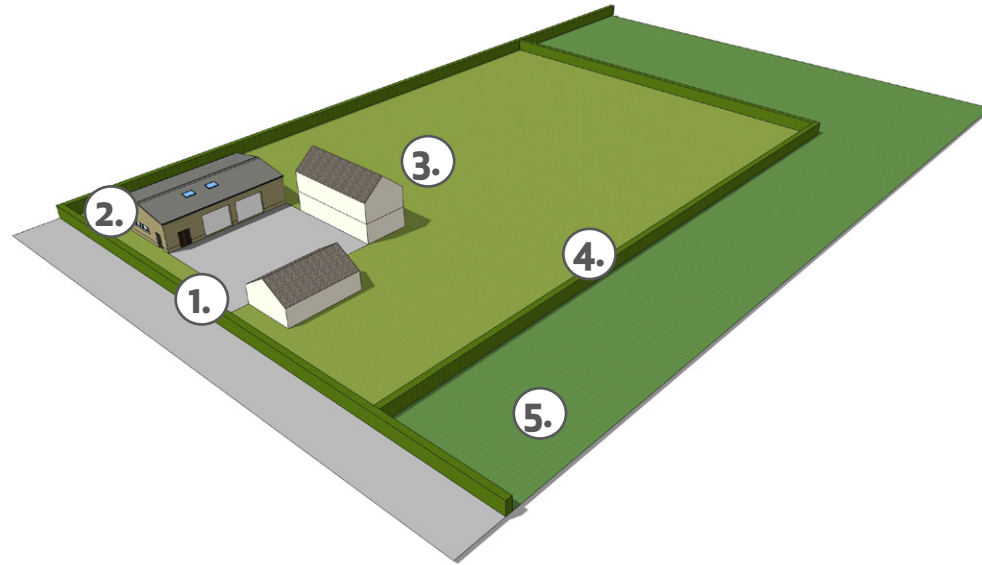
Above: Axo showing proposed unit in a rural residential setting

3.3 Proposed Development in Rural Areas

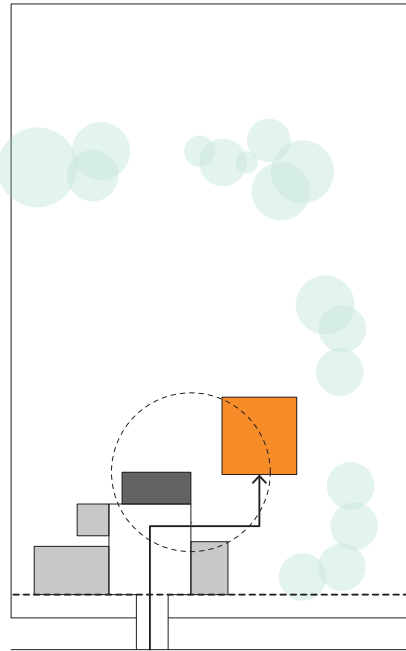


Above: Proposed unit off existing access

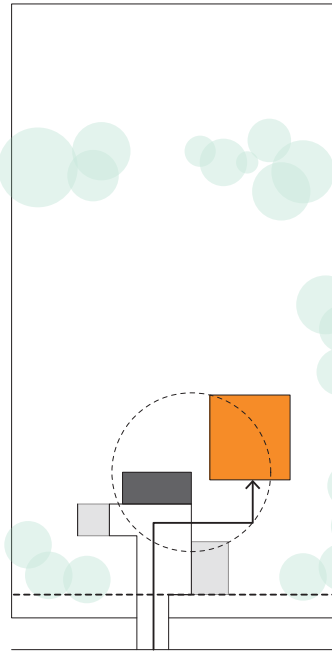
1. Existing Access
2. Proposed Unit set behind existing building line, creating a courtyard feel
3. Usable amenity space which relates well to existing dwelling
4. Settlement edge (not necessarily owner's boundary)
5. Open Countryside



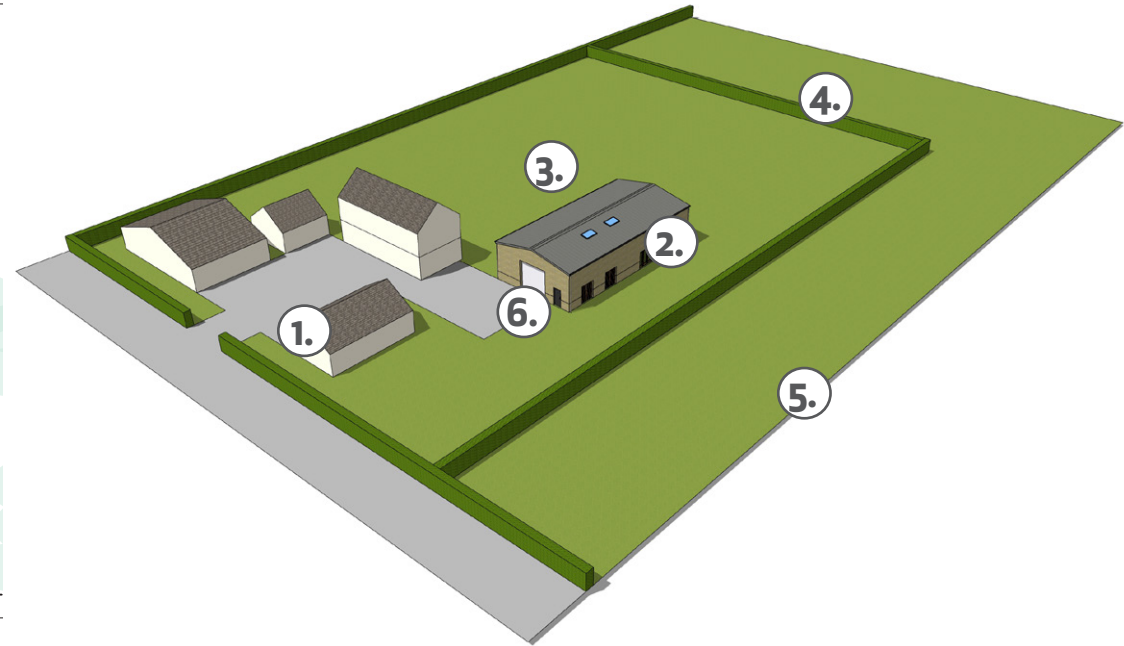
Above: Axo showing proposed unit in a rural residential setting



Above: Proposed unit off existing access



Above: Proposed unit off existing access



Above: Axo showing proposed unit in a rural agricultural setting

Key

- | | |
|-------------------|----------------------------------|
| Proposed Unit | Garden Area Behind Building Line |
| Existing Dwelling | Retained Existing Garden |
| Building Line | 15m offset |
| Existing Access | |

1. Existing Access
2. Proposed Unit set behind existing building line, subservient to existing dwelling
3. Usable amenity space which relates well to existing dwelling
4. Settlement edge (not necessarily owner's boundary)
5. Open Countryside
6. New 'courtyard' created, utilising existing access and minimising additional hardstanding

3.3 Proposed Development in Rural Areas

Urban Design/Landscape Details

Surfacing Materials

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

- Gravel
- Permeable concrete block paving
- Porous asphalt

Boundary Treatment & details

- Where planted screening is required, applicants should use a mix of native and non-native species that supports wildlife, including insects and birds.
- Tree planting should include native species (or varieties of native species)

EXAMPLE SPECIES/DETAILS TO BE INCLUDED

Refuse & Cycle Storage

- Secure covered bike storage must be provided unless they are provided internally (1 space per 50m², minimum 2 spaces)
- External bin storage will be provided on plot at the rear of the proposed dwelling (unless provided internally). Bins must not be stored at the front of buildings, facing onto the street

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 back to Somerset West and Taunton Design Guide Principles in Chapter 2.2



Above: Precedent images for details

3.3 Proposed Development in Rural Areas

Building Parameters

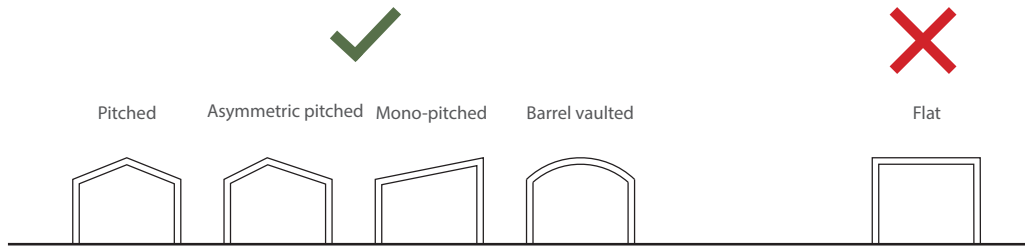
- Flat roofs are not permitted
- Simple roof forms that express the building form should be used (e.g. pitched, asymmetric pitch, mono-pitch or barrel vaulted)
- Mezzanine structures are permitted but their area shall be included as part of the permitted overall area.
- Any window inserted on a wall or roof slope forming a side elevation of the building must be obscure-glazed, and non-opening.

Ridge

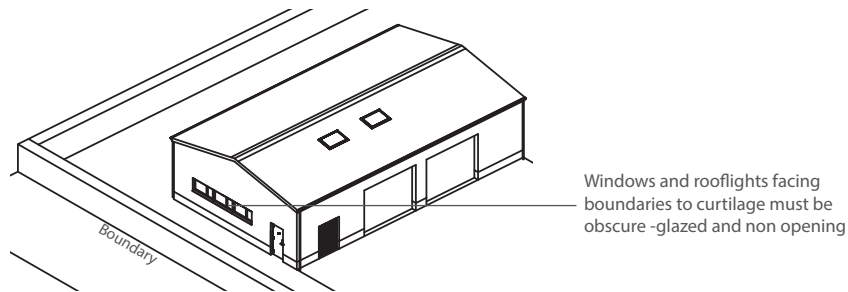
- Maximum ridge height of a building = 5.5 metres
- UNLESS within 10 metres of the boundary of the curtilage of the dwellinghouse where the maximum ridge height for any roof form = 5 metres
- The ridge of mono-pitch structure should not face the boundary of the curtilage of the dwellinghouse.

Eaves

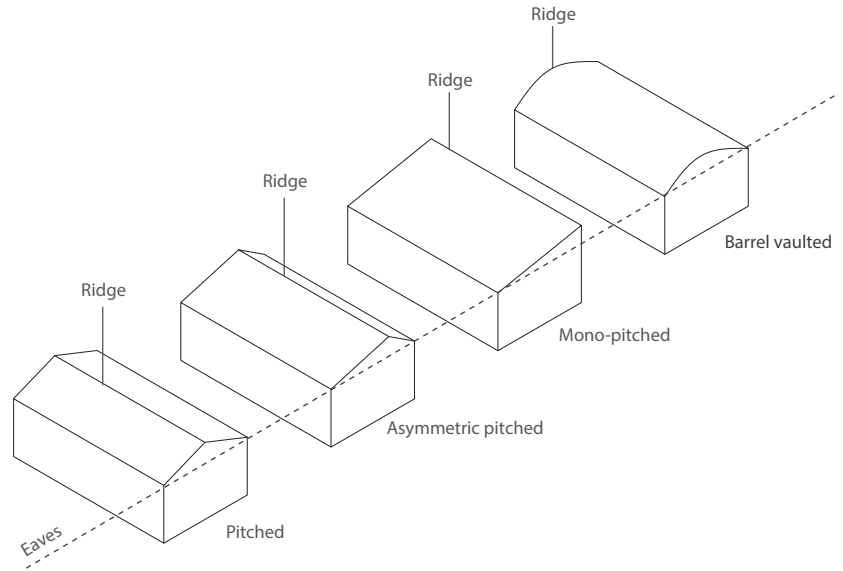
- Maximum eaves height for any roof form = 4.5 metres
- UNLESS within 10 metres of the boundary of the curtilage of the dwellinghouse where the maximum eaves height for any roof form = 4 metres
- The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building



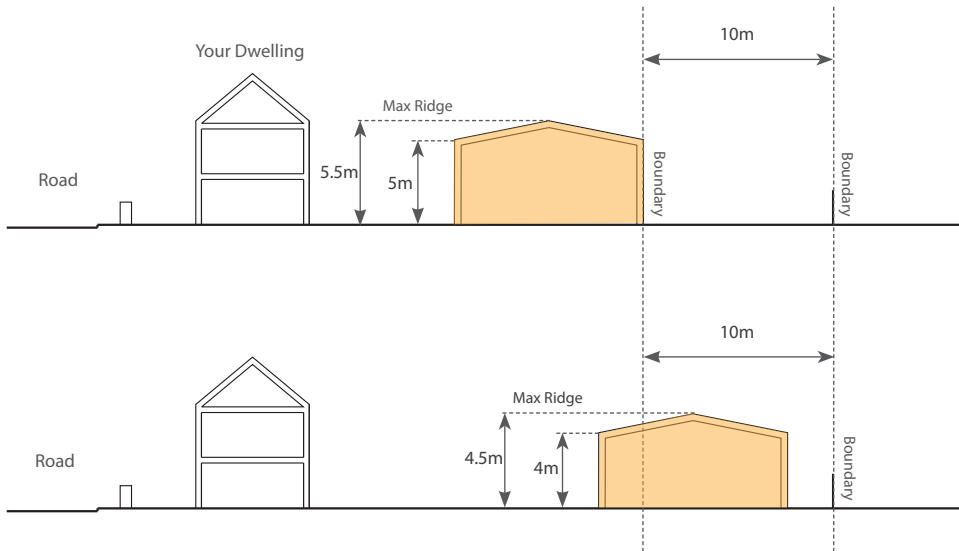
Above: Potential Roof Forms



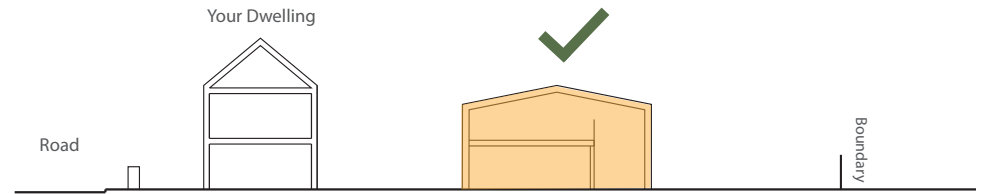
Above: Obscure Glazing requirement



Above: Roof Forms Explained



Above: Maximum Ridge and Eaves Heights



Above: 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 section 3.1

3.3 Proposed Development in Rural Areas

Building Elements

The building should appear subservient to the main dwelling and demonstrate its B1(c) 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 dwellinghouse

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 embodied energy of the new building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

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

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:

- Of a similar appearance to those used in the construction of the existing dwellinghouse

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 embodied energy of the new building.

OR

- Of a contemporary appearance to complement those used in the construction of the existing dwellinghouse

Permitted contemporary roof materials include:

- Grey metal standing seam roof
- Profiled metal roofing in a natural, subdued colour detailed to a high standard
- Green roof detailed to a high standard

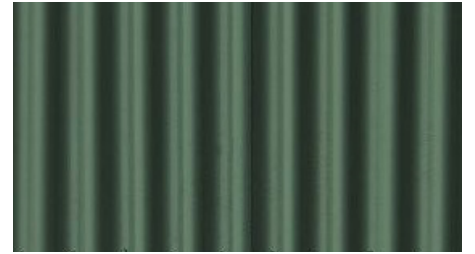
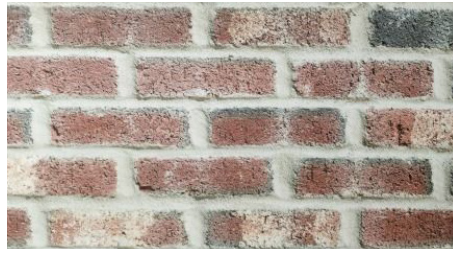
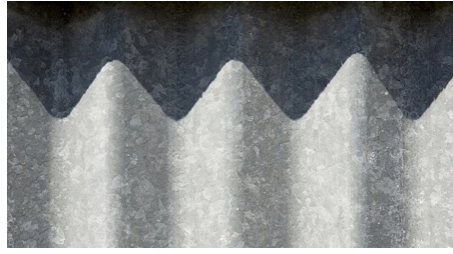
Windows and Doors

- 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 dwellinghouse.

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.

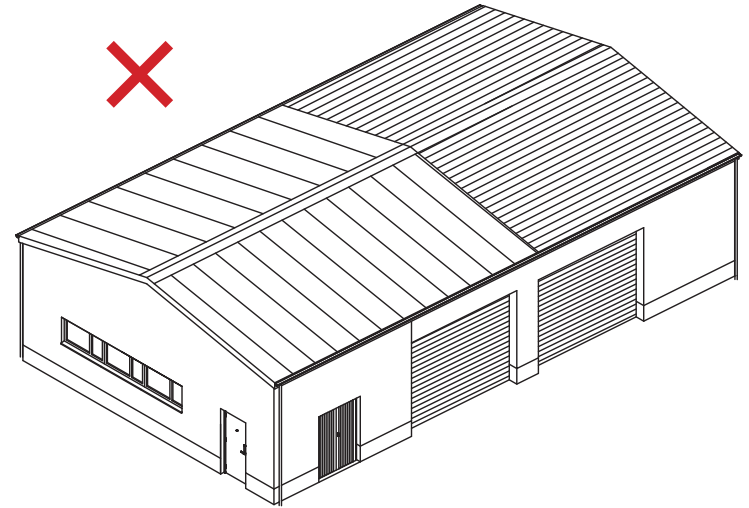
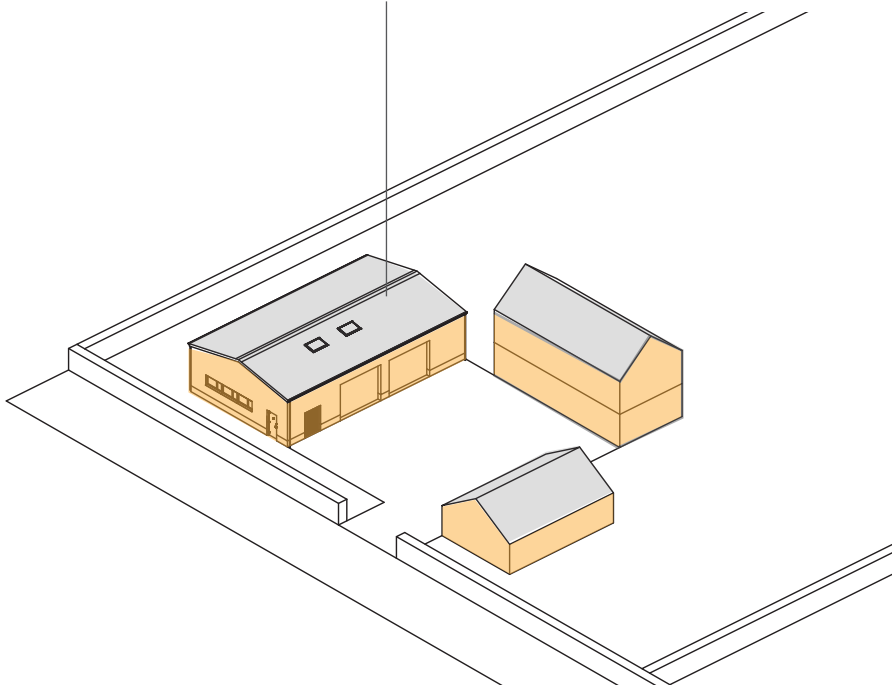


3.3 Proposed Development in Rural Areas

Building Details

- 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 dwellinghouse, 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.
- Using 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 be set flush within the roof plane. Rooflights should match the colour of the roof finish

New building in similar materials to existing dwelling or outbuildings



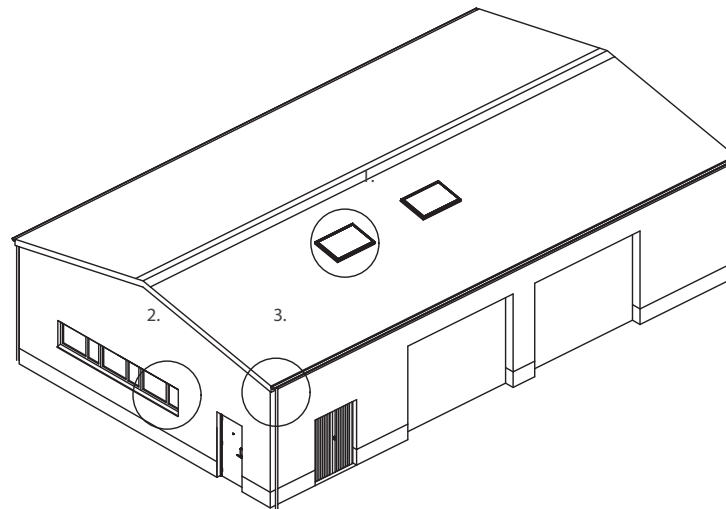
Above: Buildings should generally have one material for the walls and one material for the roof

Above: Building materials should either:

Be of a similar appearance to those used in the construction of the existing dwellinghouse or outbuildings

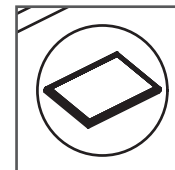
OR

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

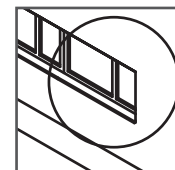


Above: Building Details

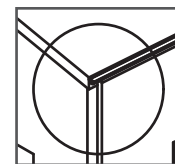
Below: Building Details



1. Text on rooflights



2. Text on openings



3. Text on rainwater and roof details

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4.0 Submission Requirements

4.1 LDO Submission Process

The diagram on page 57 illustrates the process by which the Local Planning Authority will determine conformity with the LDO.

Stage 1 - Pre-submission Advice

If you have read the attached Informative but are still unsure what is required to be provided with your submission, or have further questions, pre-submission advice is available at [xxxx \(SWT to confirm – we assume an LDO enquiry form will be available via website\)](#).

Stage 2 - Submission of Design and Access Statement and other required technical reports

Use the LDO Pro Forma and Informative to ensure that you are submitting everything required for your LDO submission to be determined in conformity with this LDO. Any technical reports should be appended to your Design and Access Statement.

Stage 3 - Determination

Somerset West and Taunton Council will confirm that your LDO submission has been received and is being considered within 2 weeks of payment being received. [Details of payment requirements are set out on the Somerset West and Taunton website \(SWT to confirm\)](#). You will receive a final decision within 8 weeks of your initial payment.

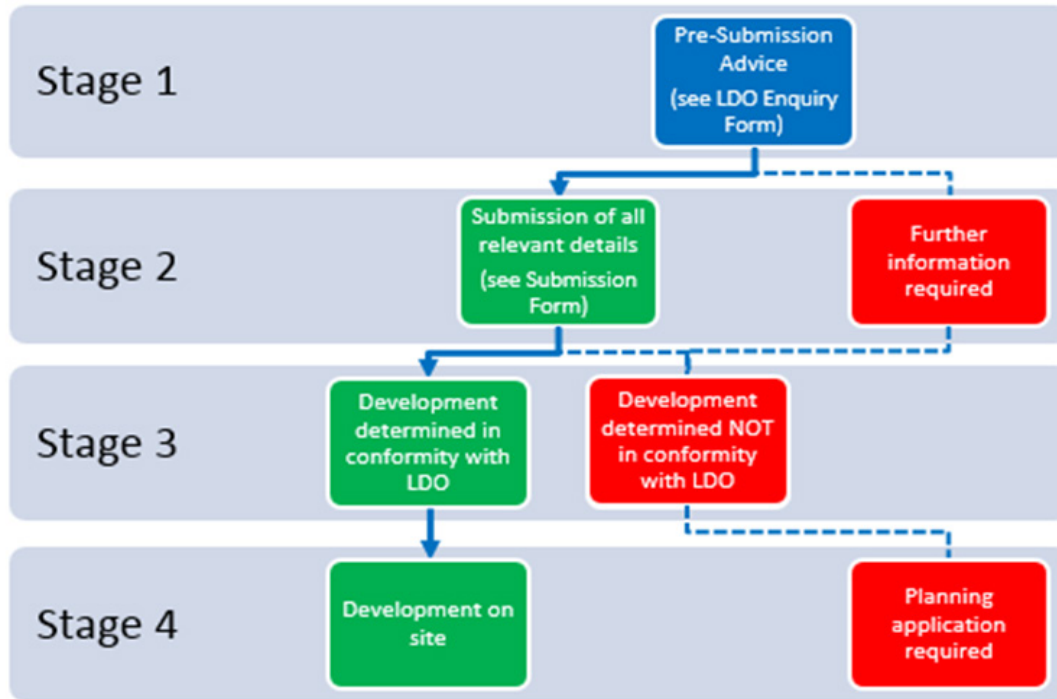
This decision has three potential outcomes:

- a) If you have followed the advice of this Design Code and carried out any required necessary supplementary technical assessments, you will receive confirmation that you are in conformity with the LDO.
- b) It may be that you are partly in conformity with the LDO, however further information is required by the Somerset West and Taunton Council to make a decision. If this is the case, further information will be requested at no extra charge from the local authority.
- c) It may be determined that the proposal is outside of the acceptable parameters of the LDO. If this is the case, you will be advised to submit a full planning application.

Stage 4 - Notice of Development Commencement

A Commencement Notice must be submitted to the council no less than 14 days prior to the commencement of development. For avoidance of doubt commencement includes any preparation works. This is to inform the LPA that development is due to start on site and is required for monitoring purposes.

Development must be undertaken in full accordance with submitted details and the conditions of this LDO.



Legend:

- Standard process for development under the LDO
- Circumstances where LDO does not apply and a planning application is required

Above: Diagram illustrating the process by which the Local Planning Authority will determine conformity with the LDO

4.2 DAS 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 ensuring accessibility. The statement will need to be proportionate in detail to the type of submission you are making and will vary in its length.

- **Site Location Plan/Existing Site Plan (1:1250 @ A4)**

- **Amount & Use**

The amount of floor space proposed and the uses which will be undertaken within the building

Explain and justify the amount of your proposal and how this amount relates to the site's surroundings.

- **Layout (Proposed Site Plan)**

Layout is the citing of your proposed development in relation to other buildings and open spaces on the site.

Explain and justify the proposed layout.

- **Scale & Massing (Elevations/Models)**

Scale is the height, width and length of a building or buildings in relation to its surroundings.

Detailed measurements will be required including volume, height, width, length and distance to boundary.

- **Landscaping (Plan and Details)**

Landscaping is the way in which the site is enhanced or protected through hard and soft landscaping.

A schedule of planting and proposed hard landscaping materials to be used is recommended.

Please also explain how the implemented landscaping scheme will be maintained.

For smaller developments where there is to be no change to the existing landscaping please confirm this.

- **Appearance (Material Specifications)**

Appearance is the visual impression the proposed development makes, including the external built form, its architecture, materials, decoration, lighting, colour and texture.

Explain and justify the appearance of the place or buildings proposed including how this will relate to the appearance and character of the development's surroundings.

- **Details of Access**

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. If the access is via an existing route please confirm this below or describe any alterations that will be made to gain access to the new development.

4.3 Example Drawings

**WORKED EXAMPLE TO BE
PROVIDED**