

Design Brief

for

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DESIGN PARAMETERS (Mandatory)

1. The houses should not be closer than 9 metres to the rear boundary.
2. The houses should not be closer than 2 metres to any lateral boundary.
3. The front building line of the houses should not be closer than 4 metres from the heel kerb at the road frontage and no fencing will be permitted forward of the front building line.
4. The houses should not exceed 20% footprint of the plot area.
5. Directly opposing clear windows will not be acceptable closer than 18 metres.
6. Gable and rear elevations which face onto public areas such as roads or open space should be 'active elevations' ie have windows and detailing to address these areas.
7. Rear garden boundary fences shall not exceed 1500mm high and where on to open areas should be 900mm high where possible.
8. Houses will not be built within 20 metres of any mature existing trees both on and adjacent to the site.
9. All applications will require sections through the site showing existing and proposed levels. Houses should be set down in plots where appropriate and exposed under build should be minimised.
10. Detailed applications for houses adjacent to houses under construction or already built should show the precise position of these existing structures and their openings.
11. Pitched roofs of min 40° will be required unless it can be demonstrated otherwise as an intrinsic part of an innovative design.
12. Building heights should not exceed 2 storeys in height.
13. External materials and finishes will be agreed with the Planning dept. prior to any detailed application being submitted and these shall be in keeping with previous phases of the development.
14. Retaining walls should be avoided but if required should be shown on site plans with sections showing any graded ground to either side and their position in relation to mutual boundaries. Any retaining walls required on a mutual boundary are joint responsibility. During the course of building, if any additional retaining walls are required which exceed 1m high, these will require Planning consent and the appropriate consent should be obtained.
15. Roofing shall be preferably dark grey concrete roof tiles or profiled metal sheeting. Samples may be requested.
16. Within curtilage parking and (where appropriate) turning, should be provided in accordance with Highland Council Roads guideline standard requirements.

17. Designs shall take into account privacy and amenity of other existing or as yet unbuilt houses.
18. Applications should include details of landscaping within the plot.
19. Sustainable design methods should be incorporated as far as possible.

IMPORTANT INFORMATION

Development of future phases or building plots within a larger masterplanned layout can extend into several years. Therefore it should be accepted that building sites and activity may be disruptive as long as areas of the site remain vacant.

The above requirements are for your information and protection as they require to be upheld by all parties developing houses with the main site area. Although restrictive at least you know what you may expect in adjoining sites.

If there are undeveloped plots within areas where topsoil has been stripped, these are to be maintained by grass cutting and weed removal when required to a tidy state by the developer-please see your contract to ensure this is done. This condition is for your amenity. Likewise therefore please refrain from dumping garden rubbish or building material outside your garden/site. All excess building materials must be correctly disposed of. Garden rubbish should be composted or use the wheelie bin.

It should be noted there are certain developments within the garden area of a house which do not require permission. These may include small extensions to the complete house, garden sheds, greenhouses, kennel or aviary etc. The height of trees, hedges etc are not always specifically controlled by local authorities. It should be noted that views cannot be protected. In these matters the resolution of issues is simply down to neighbourliness.