



TRAFFORD

— METROPOLITAN BOROUGH —

PLANNING GUIDELINES FOR
RESIDENTIAL DEVELOPMENT IN BROOKLANDS

Including amendments up to **November, 1994.**

PLANNING GUIDELINES FOR RESIDENTIAL DEVELOPMENT IN BROOKLANDS

February 1992

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INTRODUCTION

A. THE AREA

A.1 The area is shown on Map No. 1. It is centred on Brooklands Road, an attractive avenue of trees whose visual appeal today owes much to an early example of advance landscaping works by an enlightened developer, Samuel Brooks. Brooks built the road in the 1860's and gave his name to the road and the station which opened then. Trees were planted along the road as part of his scheme for making the area available for development. The earliest properties were substantial houses set well back in large grounds. Since the war, most of these properties have been redeveloped, often for flats. Some of these developments may now be regarded as unsympathetic to the character of the area, but despite this and despite the considerable increase in traffic, much of the visual quality of this tree lined road remains. Although Brooklands Road has a distinctive character throughout its length, the Baguley Brook which crosses it forms the Trafford/Manchester boundary. These guidelines refer only to the part in Trafford.

A.2 Development along Marsland Road also began in Victorian times but the properties were smaller and consequently most of the original properties remain. Limited modern development has taken the form of infilling rather than redevelopment.

A.3 Apart from the mature trees, the areas of early development have also retained much of the distinctive Victorian style of frontage landscaping with low stone walls and evergreen shrubberies.

A.4 Behind the earlier developments and to east and west, later development took place to form a pleasant and secluded residential area of varying character.

B. SUB AREAS

B.1 The characteristics of the main sub-areas (shown on map 1) are as follows:

1. **Brooklands Road:** plot sizes are very large with buildings set for the most part well back from the road; several modern flat developments; an avenue of mature frontage trees and Victorian style landscaping; a busy through route for traffic.
2. **Marsland Road/Whitehall Road:** a mixed area of older properties with some modern redevelopments and infilling; smaller plot sizes and building setbacks than area 1 but still with a substantial degree of spaciousness; many mature trees and lengths of Victorian style landscaping. Contains Sale RFC main ground around which there can be congestion on match days. Marsland Road is a busy classified road (A6144).

- 3,4. Framingham Road/Norris Road/Alcester Road: more modern detached and semi-detached properties with a degree of attractive spaciousness arising from building sizes and setbacks and front garden planting.
5. Woodbourne Road area: mainly smaller semi-detached properties, most with one cul-de-sac access past Brooklands Primary School where congestion occurs at starting and finishing times; adjoins a busy commuter railway line to the west and Baguley Brook to the south.
6. Cumberland Road area: mainly small detached and semi-detached properties with many in a distinctive style with mansard roofs and black and white detailing.
- 7,8. Smith's Field/Wenlock Road playing fields/Brooklands Sports Club: public and private open space.
9. Station area: station and commercial uses; suffers from a shortage of car parking.

C. SUMMARY

C.1 In summary, the main distinguishing qualities of the area are

- its role as an attractive residential area
- the mature trees
- the quality of the frontage landscaping
- the spaciousness.

C.2 Brooklands is a highly attractive place to live. As such, it makes a contribution of significant value to the Borough. The Council intends to conserve this asset for the good of its residents and for the benefit of the Borough, and the wider area.

C.3 Apart from traffic, the main problems from which Brooklands suffer are those created by its own attractiveness, particularly

- more intensive development (infilling and redevelopment) as landowners and developers respond to growing land values
- attempts by individual householders to accommodate to changes to a wealthier lifestyle, such as more living space, more garage space, space for caravans and other forms of leisure, and the paraphernalia of telecommunication.

C.4 By no means all such changes are unacceptable. It depends on where and how they are done. The key word is neighbourliness. The purpose of these guidelines is to show how changes can be accommodated without damaging the attractiveness of Brooklands as a whole.

D. SCOPE OF GUIDELINES

D.1 These guidelines therefore deal with the main forms of residential development, including flats, houses and house extensions. Other types of development can occur in residential areas and proposals for these will continue to be dealt with on their merits. Guidelines for some of these already exist, for instance

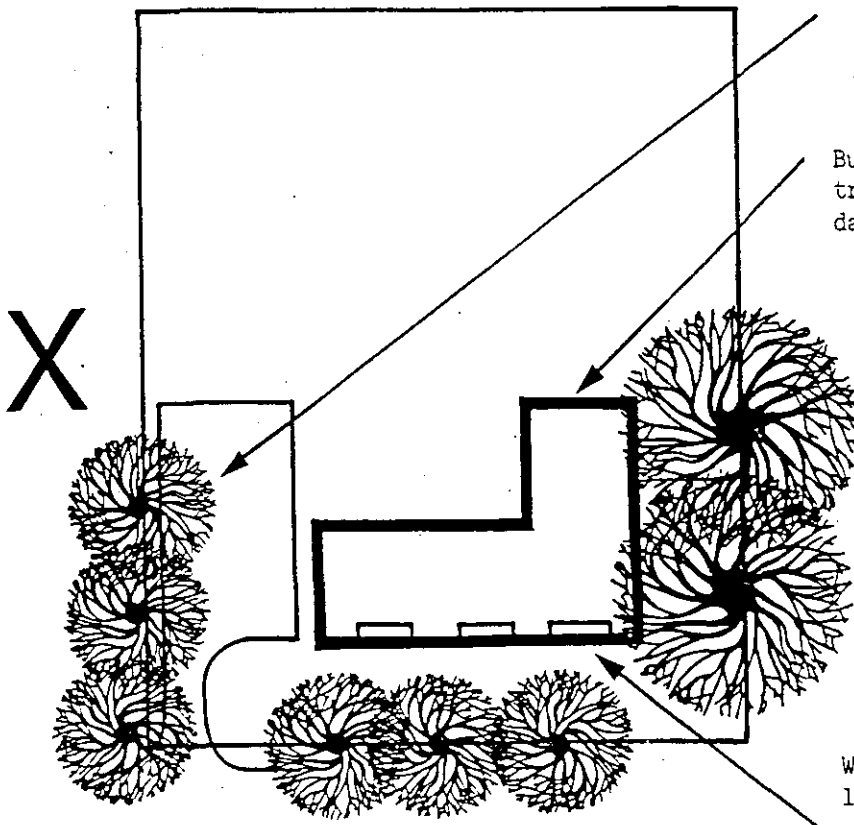
- residential care homes and nursing homes for the elderly
- children's day nurseries and play-groups
- satellite dishes.

D.2 These guidelines develop and interpret for the Brooklands area the Council's earlier Development Control Guidelines : Residential Areas (Parts 1 and 2) which apply throughout the Borough. These earlier guidelines still apply and should be referred to as necessary but in the case of any differences the present document has precedence within the area to which it applies.

DIAGRAM 1

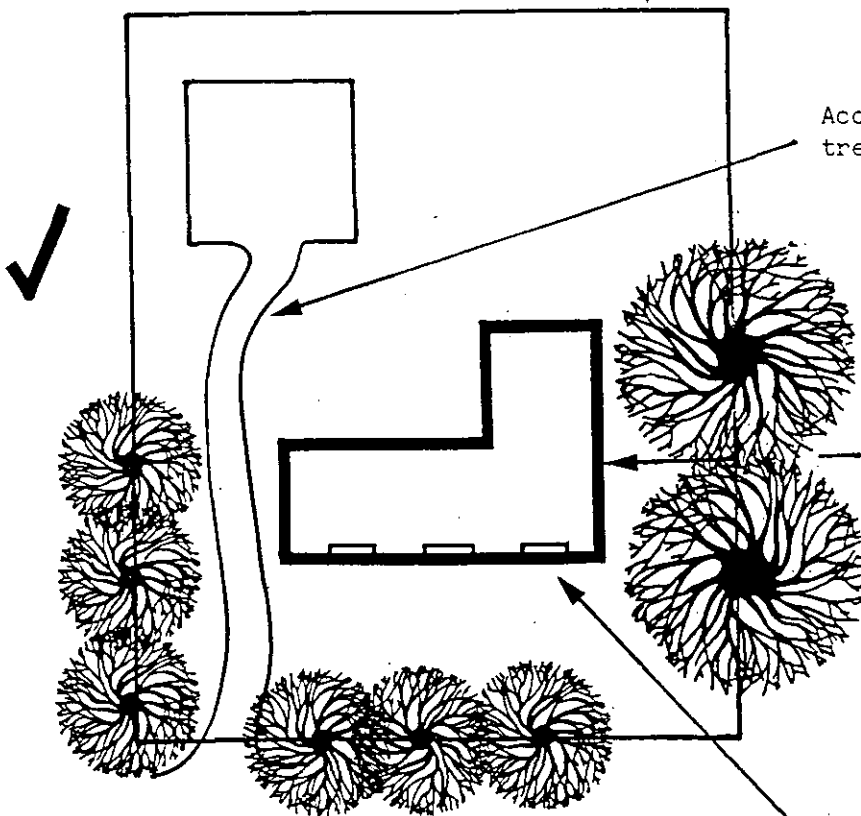
BUILDINGS IN RELATION TO TREES

Access and parking too close to trees.



Building within branch spread damage to trees from severe pruning possible damaged building.

Windows close to heavy tree canopy - likely to be demand for felling or pruning.



Access and parking moved further from trees.

Building moved clear of present and potential future branch spread.

Building moved back to give adequate daylight to windows.

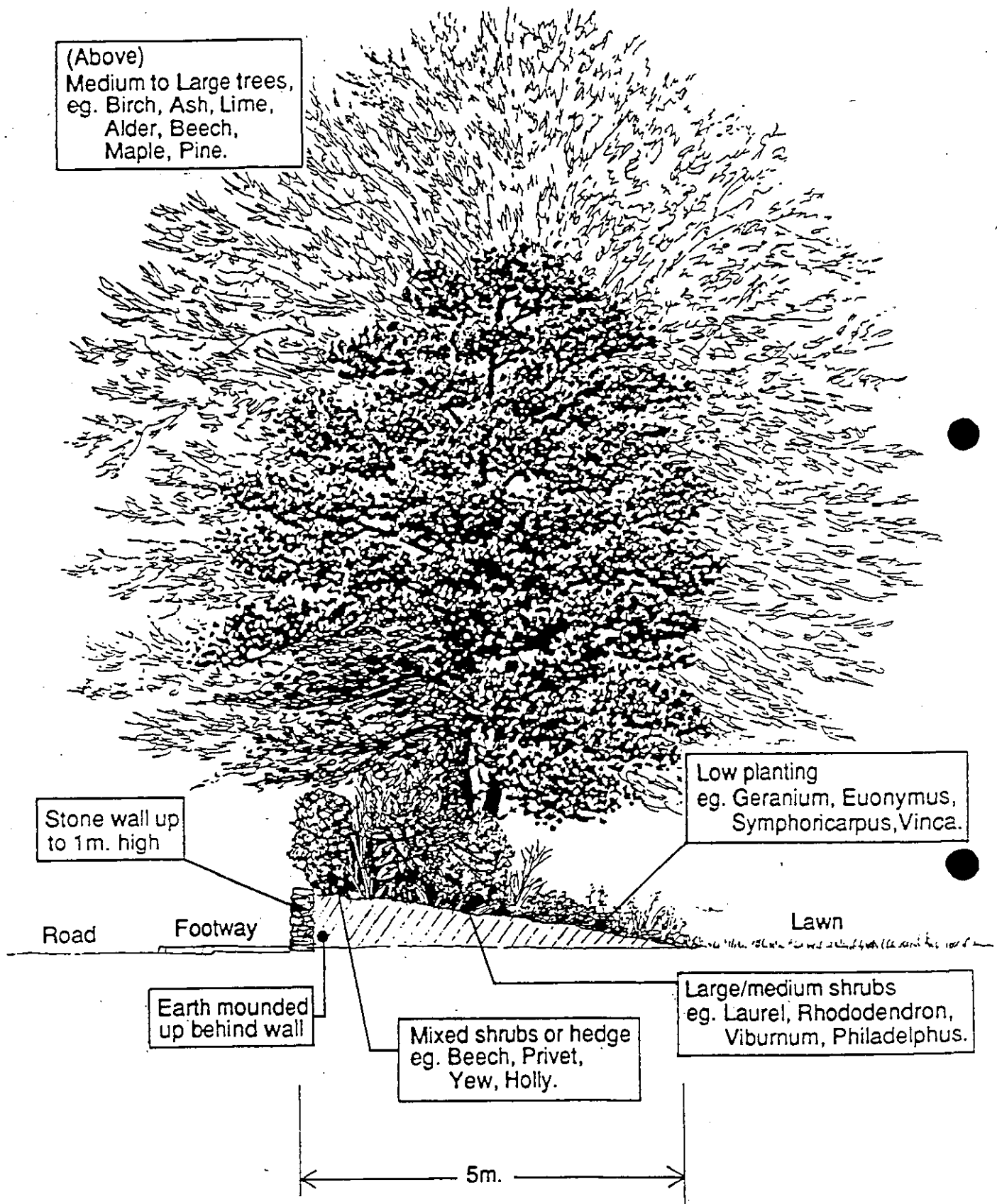
THE GUIDELINES

1. TREES

- 1.1 One of the features of the area is its wealth of mature trees. Developers must respect this character and may be required to contribute to it. Government advice (DOE Circular 36/78) - emphasises the value of trees in the environment, and Local Planning Authorities have a duty to ensure that adequate provision is made for preserving and planting trees in respect of any proposed development.
- 1.2 Some trees are covered by a Tree Preservation Order particularly along Brooklands Road, and other Tree Preservation Orders are being considered. However any mature or semi-mature healthy tree will also be valuable. Any planning application for the redevelopment of a site with significant trees should include an accurate tree survey showing age, types, sizes, positions and branch spreads. These details will be needed to assess the proposal, and any significant inaccuracies will inevitably delay a decision whilst correct details are sought from the applicant. It is recommended that a qualified arboriculturalist is employed to carry out the tree survey and to evaluate the effect of the proposal.
- 1.3 It will need careful thought to achieve a development whilst retaining trees satisfactorily both in the short and long term. British Standard BS.5837 gives detailed advice on trees in relation to construction, and this should be followed. Tree roots extend in the surface levels of the soil (mainly the top 600 mm) for a considerable distance from the stem, and buildings must be sited far enough away so as not to affect them.
- 1.4 Excavations for services, construction of accesses and parking areas, and changes in site levels will also affect trees. It is essential therefore that information on these details are made available at the application stage to enable a proper assessment to be made.
- 1.5 Buildings should not be sited within the branch spread area of trees which need to be retained as this would be likely to cause severe or continual pruning or undue danger to the building.
- 1.6 Sites with significant trees will be partly shadowed by them. A site layout which merely avoids the branch and root spread is not necessarily adequate. It will be unacceptable to have main windows so close to essential trees that there is likely to be pressure in the future from residents for pruning or felling because of inadequate light to rooms. The site layout must be such that the main sitting out areas and main windows have adequate daylight and sunlight. The Council may also look ahead to the time when trees presently on a site need replacement, and require adequate spaces to be left for that purpose.

DIAGRAM 2

TYPICAL ESTABLISHED FRONTAGE LANDSCAPING.



Typical Established frontage Landscaping

2. LANDSCAPING

- 2.1 The lengths of frontage shown on map No. 2 have a landscape treatment of the sort used in Victorian times, of low stone walls, evergreen shrubberies and trees. These frontages give a distinctive and attractive quality to the area, and any developments behind these frontages should provide, retain or strengthen this character. The main elements of this landscape character are shown in diagram 1. In particular any stone walls and gateposts should be retained and any new frontage planting should be of the appropriate types of plants. If a stone wall has to be altered or moved, the Council will look for reuse of the stones in an appropriate way within the site.
- 2.2 In general throughout the area, screening on road frontages is in the form of shrubberies or hedges rather than high walls or fences and this helps to give the area its green character. Any layout which depends on high fencing for screening from road frontages should be avoided. Insofar as fences lie within the Council's planning control, the Council will discourage high fences on prominent frontages.
- 2.3 Where new accesses are proposed, the sight line requirements for highway safety purposes may involve removal of shrubs, trees or walls. These effects on the landscaping will be a material consideration in deciding whether planning permission should be granted for the development which include the access.
- 2.4 House extensions will not normally require a landscape scheme to be submitted, although occasionally boundary treatment to protect privacy will need to be specified. For infilling with single dwellings, details will be required of boundary treatment, any work associated with retention or replanting of trees, and frontage planting in areas of special landscape value as shown on Map No.2. For new flats or flat conversions a complete landscaping scheme will always be needed.
- 2.5 Good landscaping is essential to a satisfactory development and needs to be considered at the initial layout stage. A complete landscaping scheme includes not only details of new planting but also provision or retention of walls and fences or any other boundary treatment, specification of hard surfaced areas and retention of trees and shrubs. Detailed species of new plants will be needed, together with numbers or spacing.

3. SPACIOUSNESS

Setbacks

- 3.1 Spaciousness is a valuable characteristic of much of the area. The amount of setback of buildings within their plots is a vital part of this. An adequate setback also allows for planting (new or existing) on the frontage without excavations being too close to trees and without the planting overshadowing the front windows. Examples of setbacks within the area are given in Appendix 1.
- 3.2 On some roads, especially those in sub-areas 3, 4, 5 and 6, the amounts of building setbacks are generally consistent. It is unlikely in such cases that a new building in front of the general line of buildings in the vicinity will be acceptable. Such a building would be likely to reduce unduly the sense of spaciousness, would look out of character, and would reduce the frontage planted area. It might also adversely affect valuable frontage trees or other planting which contributes to the character of the area.
- 3.3 On Brooklands Road and some other roads in sub-areas 1 and 2, buildings are set back varying distances. Those buildings which are closest to the road have not always proved satisfactory in terms of their contribution to the character of the area, and some have resulted in pressure for felling frontage trees. Further modern buildings so close to the road are not likely to be acceptable. Plot depths are in many cases enough to allow an ample setback.
- 3.4 The following minimum setbacks will therefore be applied as a guideline. Where an applicant proposes a setback less than this, special justification will be required. Proximity to a development of a similar or lesser setback will not be sufficient.

Minimum setback

Brooklands Road	18 metres
Woodbourne Road (east of Framingham Road)	15 metres
Whitehall Road	15 metres
Marsland Road	12 metres
Georges Road	10 metres
Beaufort Road	10 metres

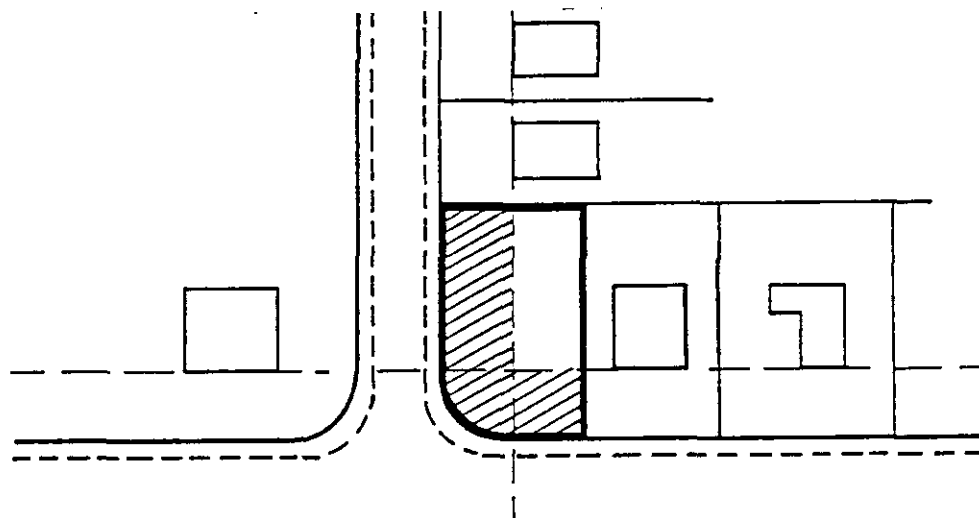
- 3.5 Where the adjoining properties are set back further than this, the new building may need to be set back further than the minimum to ensure a satisfactory visual relationship with these properties and to avoid overshadowing.

Corner Sites

- 3.6 Corner sites have two road frontages and new buildings must respect the character of each of these roads. This will normally mean keeping to the established building lines or to the minimum setbacks as set out above.

DIAGRAM 3

DEVELOPMENT ON CORNER SITES



Corner sites - buildings should not be sited within the area (shown shaded) in front of the line of buildings on both roads.

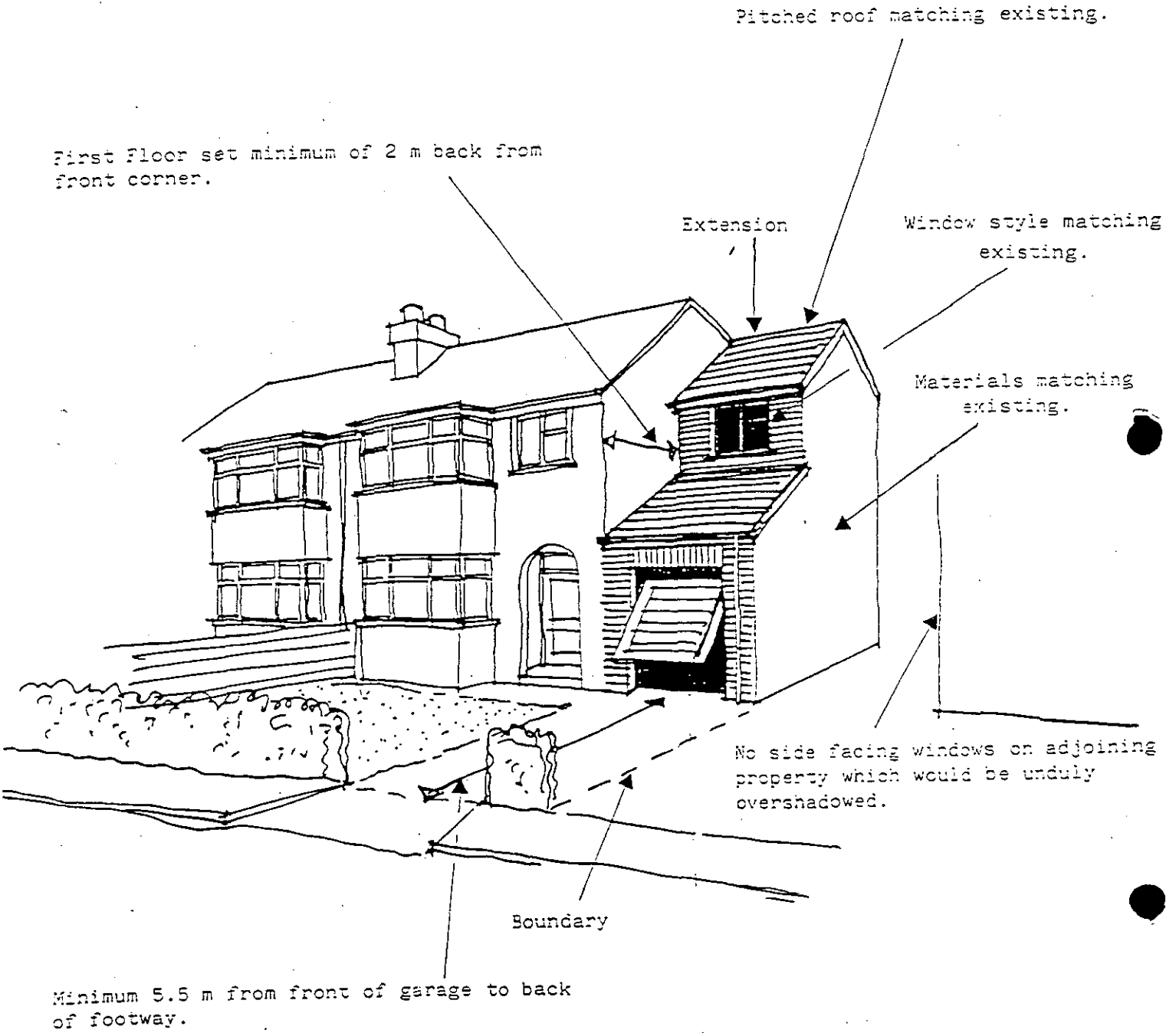
- 3.7 Side extensions to corner houses can also often be unduly obtrusive if they come forward of the general line of the fronts of properties in the side road. There may however be some occasions where limited development is possible. This is more likely if the extension is single storey rather than two storey, if the building line in the side road is well set back, if the proposed extension would only take a small proportion of this space, and if the site is well screened by hedges or shrubs.

Space at the sides (other than corner sites)

- 3.8 A significant part of the character of an area is the proportion of buildings to the spaces between them. A building or an extension which comes close to one or both side boundaries can appear unneighbourly and out of character. Generally the larger the building the more space it will need. Areas of detached properties or those with a more spacious character will tend to have higher space expectations than others. The main factor in the assessment will be the character of the surroundings.

DIAGRAM 4

EXAMPLE OF TWO STOREY SIDE EXTENSION WITH 2 M SETBACK.



- 3.9 For large blocks in this area (3 storey flats or town houses) the proportions of building to plot width range up to 75% (see Appendix 2). However some of those at the top end of this range appear unduly wide or close at one side. For new blocks anything over 70% may well result in problems sufficient to warrant refusal. In addition, anything with less than 2 metres space at the side is likely to appear too cramped.
- 3.10 For detached houses, the two storey part should not be more than 75% of the plot width and should not be less than one metre from either side boundary. This minimum may need to be exceeded depending on the character of the immediate area, including the need to retain significant trees or planting.
- 3.11 Semi detached pairs of houses will normally have a drive width on either side and this is adequate in terms of space. Where integral garages are used, some space at the side is still needed to maintain the character of the area and the guideline is that there should be 1½ metres to the boundary.
- 3.12 Side extensions to houses should preferably keep within the above guidelines for minimum space, but some latitude is given in areas of established houses so that house-holders have a degree of freedom to extend their properties. Single storey extensions do not normally unduly reduce the sense of space but two storey extensions should be kept away from the boundaries.
- 3.13 In the case of property within a regularly spaced row of small semi detached houses as in much of sub-area 5 a two storey side extension should keep a minimum of one metre from the side boundary. Where there is not enough space for this the Council is prepared to allow as a compromise an extension up to the boundary if the first floor is set a minimum of 2 metres back from the front corner of the house. This maintains the impression of blocks with space at the sides from most viewpoints within the street except from immediately opposite. An illustration of this type of extension is shown in diagram 4.

Garden Space

- 3.14 The Council's approved standards for private garden/amenity space must be complied with (see Appendix 3). In many cases in the Brooklands area more space than the minimum will be needed in order to remain in character with the surroundings.

4. SCOPE FOR NEW DEVELOPMENT

Development on Open Space

- 4.1 The Draft Unitary Development Plan for the Borough states that there will be a presumption against proposals which would result in a loss of recreational open space or land of amenity value (Policy OSR4). This presumption will apply to all the open spaces in the guideline area.
- 4.2 The private playing fields at Wenlock Road, the public open space of Smiths Field and the adjoining allotments also form part of the linear open space protected by draft Unitary Development Plan Policy OSR5. Development of even a small number of houses on the Wenlock Road site is not likely to be acceptable as it would affect the ability to have two pitches on the land and would reduce its value as a break in the built up area.
- 4.3 In the case of Brooklands Sports Club, planning permission on appeal has been granted for two houses at the corner of Whitehall Road and Beaufort Avenue. Apart from this no further development, even of a small number of dwellings, is likely to be allowed especially as this would be likely to encroach on the pitches and would result in a loss of this open break in the built up area.
- 4.4 The open space at Kirklands is a valuable facility in an area which would otherwise be deficient in local open space. The Brooklands Rest Gardens are an important established ornamental feature of the area, contributing to its character.

Density

- 4.5 Development may occur by way of redevelopment, usually of one of the larger, lower density sites. It is not intended in these guidelines to set density standards for such development. The area varies considerably and different types of development are possible which have different impacts. The overriding consideration must be the character of the surrounding area, not only in its density but also in the form of the development, the space between buildings and the amount of garden and other soft landscaping. Particular attention should be paid to the proportion of site area taken up by the building and hardsurfaced areas for parking and access.
- 4.6 When considering schemes for a particular type of development on a particular site, it may become evident to the Council that there are problems which can only be overcome by a reduction in density. If so the developer will be advised accordingly.

Infilling

- 4.7 Development may occur by way of development on parts of the larger gardens. Plot widths are also part of the character of the area, and if a new plot and/or house is significantly narrower than others nearby, the development is likely to appear cramped and out of character. In short, where such infilling or subdivision is proposed, both the old and the proposed plots and buildings must 'look right' in relation to each other and the street scene.
- 4.8 If the proposed plot is part of the garden of an existing house, that house must be left with at least enough space to fulfil the Council's standards for new property ie. parking space, garden space, and space at the sides. The new and the existing house should not be unduly overlooked or overshadowed by each other.
- 4.9 New single dwellings in backland areas (eg. surrounded by rear gardens) or tandem development (a new house behind an existing one with shared access from the road) will not be acceptable. The main problems with this type of development are that it introduces disturbance into formerly quiet rear garden areas, causes disturbance from vehicles passing close behind and between the houses on the frontage, causes problems of overlooking and of being overlooked, and the building is likely to appear visually obtrusive. These considerations also apply to large developments which include a backland element.

Baguley Brook

- 4.10 Baguley Brook is an identified wildlife corridor and any development near the brook will be assessed under draft Unitary Development Plan Policy ENV9 which states:-

"There will be a presumption against any development including garden extensions, which may destroy or impair the integrity of identified wildlife corridors. The Council will seek all opportunities to consolidate and strengthen wildlife corridors by ensuring that new development within or adjacent to identified corridors contributes to their effectiveness through appropriate siting, design and landscaping."

5. DESIGN OF BUILDINGS

Design Approaches

- 5.1 The Council will be looking for a good standard of design. In particular and whatever design approach is used, any new building must appear appropriate and attractive when viewed in the context of the buildings nearby.
- 5.2 In Brooklands, where any new developments have to be fitted in among established buildings, the most obvious approach is to provide a design which has similarities to nearby properties and appears as a variation on a theme. Aspects of design of nearby properties some of which it would be advisable to incorporate are the type of external materials, eaves height, roof type and pitch, window proportions including subdivisions, bays and gables.
- 5.3 Other design approaches are possible but special justification will be required. The more the new building differs from its neighbours the greater will be the sensitivity and skill required from the designer to produce a satisfactory result. This approach is more likely to be acceptable where there is a larger amount of space around the buildings and where the styles of nearby properties are already very varied.

Height and Massing

- 5.4 For new buildings on infill sites it is normally preferable to have similar height to that of nearby properties. Buildings which are larger than others in the vicinity are not necessarily unacceptable, but the larger the building the more difficult it will be to ensure that it will not appear unduly out of character. In general also, the taller the block the more space will be needed around it. Apart from sub-areas 1 and 2 acceptable heights in most of this area are not likely to exceed 2 storeys.
- 5.5 In sub-area 1 (Brooklands Road) the main character is of substantial buildings within large sites and a compact 3 storey development is therefore likely to be preferable to a more spread out 2 storey development.
- 5.6 Sub-area 2 (Marsland Road/Whitehall Road) has a mixture of building heights from 1 to 3 storeys, and three storey development may be acceptable, depending on the circumstances, where the adjoining properties are of this scale.
- 5.7 A building which is much longer than other buildings nearby can also appear out of character. Variations in plan and on elevation can help to some extent to reduce the impression of a massive block.

House Extensions

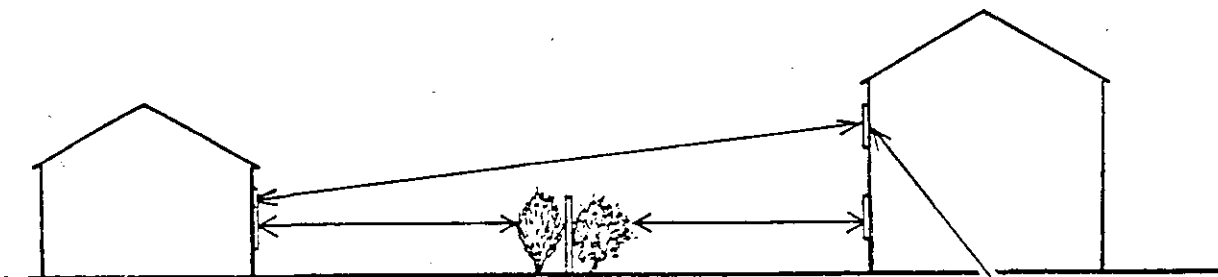
- 5.8 Extensions must match the building in style and external materials. For two storey extensions to two storey buildings with a pitched roof, and single storey extensions to bungalows with a pitched roof, it will be essential to provide a pitched roof to match the building unless the extension is at the rear and not open to view from a road or other public area.
- 5.9 Properties in sub-area 6 (Cumberland Road area) with mansard type roofs have a distinctive appearance arising particularly from the roof shape, the low eaves level, and the contrast between the white render, black detailing and the dark red tiles and brickwork. Any extensions will need to be designed with regard to this character. Where two such properties adjoin each other, any two storey side extension between them is unlikely to be acceptable. Apart from the difficulty in matching the roof and the need to provide a 2 metre setback to avoid reducing the impression of space at the side, there are side facing windows which would be unduly overshadowed. There is scope for single storey extensions at the side or rear or two storey extensions at the rear (but preferably with a pitched roof and low eaves height).

6. OVERLOOKING AND OVERSHADOWING

- 6.1 Any new property should not unduly overlook or overshadow any existing property. It is also important that the new property affords an adequate standard of amenity for its future occupants and is not itself unduly overlooked or overshadowed.
- 6.2 Privacy can sometimes be provided by fencing and planting if all the windows concerned are at ground floor level. If any of the properties have windows at first floor level or higher, such screening will not be wholly effective (see diagram 5) and privacy must be provided by adequate distances.
- 6.3 Trees are not a solution to providing privacy from upper floor window views. New trees will take many years to become established and most types provide little screening in winter. Dense evergreen tree screens would be unduly overshadowing if close to windows. Also, trees, even those under a Tree Preservation Order, are not permanent.

DIAGRAM 5

EFFECTIVENESS OF SCREENING



Views from ground floor to ground floor windows can be screened by fencing and shrubs,

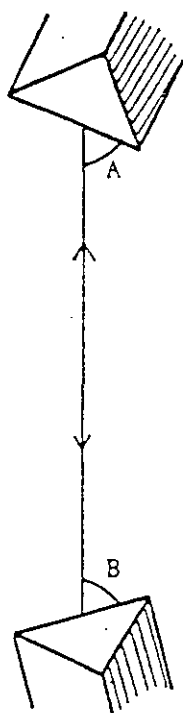
but not views to or from upper floor windows.

6.4 The minimum adequate privacy distance between facing windows across back gardens for two storey properties is 27 metres. Where one or both of the properties are three storeys high the impression of overlooking is greater and living rooms are more likely to be situated at first or second floor level. The minimum adequate privacy distance in this case is 30 metres.

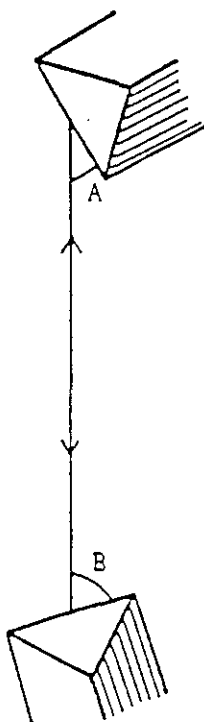
6.5 Where properties are at an angle to each other the minimum distance must still be provided unless the angle between one of the properties and the line of view is less than 45° (see diagram 6).

DIAGRAM 6

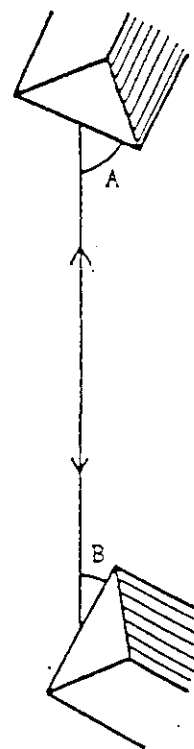
WINDOW TO WINDOW ANGLED VIEWS BETWEEN DWELLINGS



A and B both greater than 45° ; full privacy distance required.



A less than 45° ; full privacy distance not required.

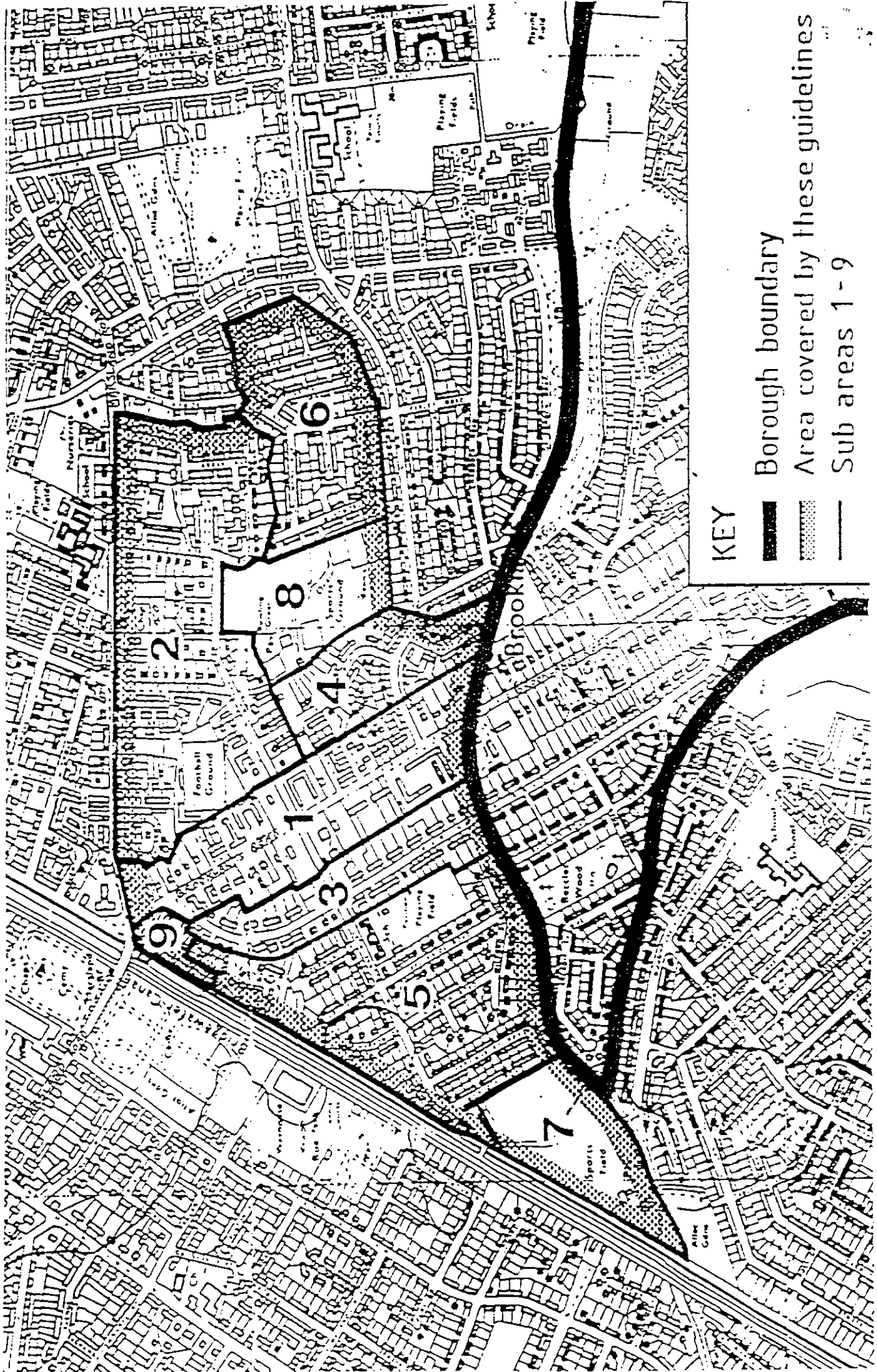


B less than 45° ; full privacy distance not required.




- 6.6 Any new building or extension should not unduly overshadow any neighbour's window or private garden area. For extensions close to the party boundary at the rear of a semi detached house, a depth of 2.1 m for a single storey extension or 1.5 m for a two storey extension will normally be the acceptable limits.
- 6.7 Factors which will be taken into account when assessing possible overshadowing include the size of the new building, the closeness of the affected window, the type of room, whether it has other windows, the amount of light currently enjoyed and expected, and the orientation.
- 6.8 New two or three storey buildings can also unduly overshadow garden areas if built close to the boundaries, particularly if sunlight to the garden will be significantly affected.

7. PARKING AND ACCESS

- 7.1 Car ownership is growing and it is evident that more on-street parking is occurring in the area. It is important therefore that the Council's minimum car parking standards are adhered to. This will be particularly relevant where new houses or flats are proposed. It is also important that any alterations to existing buildings do not leave them with less than the minimum provision according to the standards.
- 7.2 A minimum of 5.5 m should be left between the front of any garage and the back of footway to allow space for a vehicle to stand without overhanging the footway.
- 7.3 New individual accesses on to Marsland Road and Brooklands Road will be discouraged and are likely to be refused if there is an alternative solution, in the interests of traffic flow and safety on these busy main roads.
- 7.4 For new flats or other developments with 6 or more parking spaces the minimum access width should be 4.5 m with 4.5 m kerb radii and adequate turning space should be made available within the site.



KEY

-  Borough boundary
-  Area covered by these guidelines
-  Sub areas 1 - 9

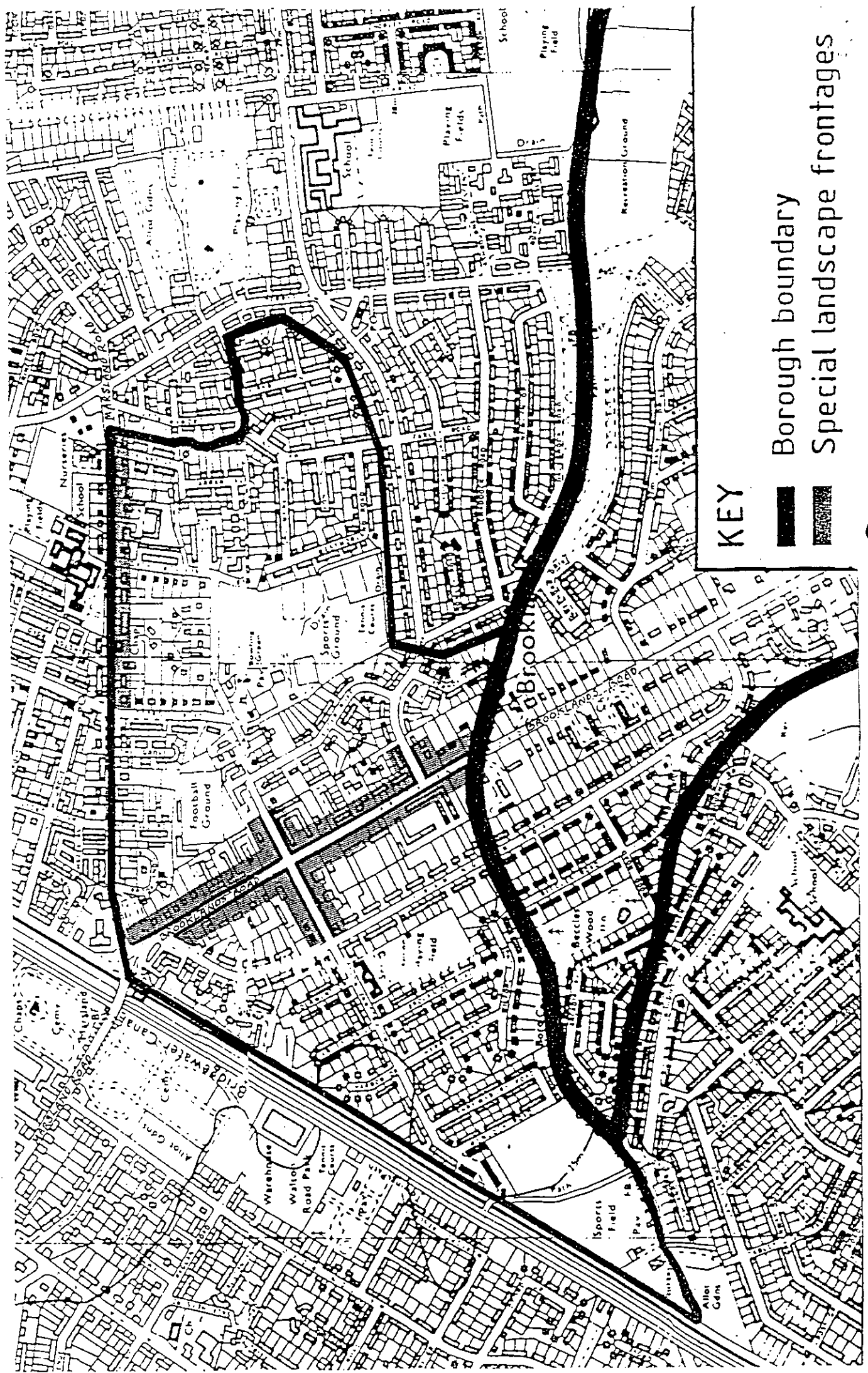
MAP 1 BROOKLANDS DEVELOPMENT CONTROL GUIDELINES

APPENDIX 1

BUILDING SETBACKS

Distances From the Front Walls of Buildings to the Back of Footway

Sub Area	Road	Average Setback	Range of Setbacks	Typical Distance Between Buildings Across the Road
1,2	Brooklands Road	20 m	10-28 m	45 - 50 m
	Whitehall Road	15 m	6-25 m	40 m
	Woodbourne Road (east of Framingham Road)	15 m	9-25 m	35 - 45 m
	Marsland Road (Sylvan Avenue to Georges Road)	12 m	5-20 m	30 - 35 m
	Georges Road	11 m	8-14 m	32 m
	Beaufort Road	9 m	8-12 m	25 m
3,4	Norris Road	9 m	-	33 m
	Framingham Road	9-10 m	-	30 m
	Alcester Road	9 m	5-15 m	30 m
5	Shrewsbury Road	6 m	-	21 m
	Brookside Road	8 m	-	27 m
6	Cumberland Road	5 m	-	21 m



KEY

— Borough boundary

▨ Special landscape frontages

● ROAD ● SPECIAL LANDSCAPE FRONTAGES

APPENDIX 2

BUILDING/PLOT WIDTH PROPORTIONS

Examples of the Proportions of Building Width to Plot Width (excluding single storey parts)

	Sub Area	Property	Building/ Plot Width
			%
Flats/town houses	1	Brooklands Ct Brooklands Rd	75
		Cloverley "	67
		Dorchester Ct "	70
		Bollin Dr (1-9) "	67
		Willow Tree Ct "	76
		Hazelwell "	73
		Brooklands House "	76
	2	Wrayton Lodge Whitehall Rd	53
		Avondale Lodge "	48
		The Mews Beaufort Rd	74
Detached houses	1	3-9 Brooklands Road	45
		129-135 Brooklands Road	55
	2	6 Whitehall Road	40
		1-3 Georges Road	63
		6-8 Beaufort Road	53
	3,4	4-10 Norris Road	67
		20-24 Alcester Road	73
		24-38 Framingham Road	65
	5	10-14 Woodbourne Road	69
	6	5-19 Penrith Avenue	68
Semi detached	1	92-106 Brooklands Road	70
	2	2-10 Sylvan Avenue	74
		149-151 Marsland Road	65
	3	55-89 Framingham Road	70
	5	5-45 Shrewsbury Road	72
		1-19 Harrow Road	67
6	4-34 Grasmere Road	70	

APPENDIX 3

GARDEN SPACE

Extract from the Council's Approved Development Control Guidelines "Residential Areas : Part 1

- "2.1 (b) At least 80 sq metres (860 sq ft) of open space per house should be provided, in the form of either:
- (i) a private garden around the house, screened from both public areas and neighbours' living rooms, or
 - (ii) communal space combined with a small private space adjacent to each dwelling, the latter having a minimum area of 18 sq metres (approximately 195 sq ft), and screening to prevent overlooking from neighbouring private areas or living rooms.
- (c) In flat developments, where living rooms are above ground floor level, overlooking of adjacent properties and their private gardens must be avoided. A private sitting out space will be required for each flat in the form of either:
- (i) a minimum balcony area of 5 sq metres (59 sq ft), or
 - (ii) an adequately screened communal area, with a minimum provision of 18 sq metres (195 sq ft) per flat.

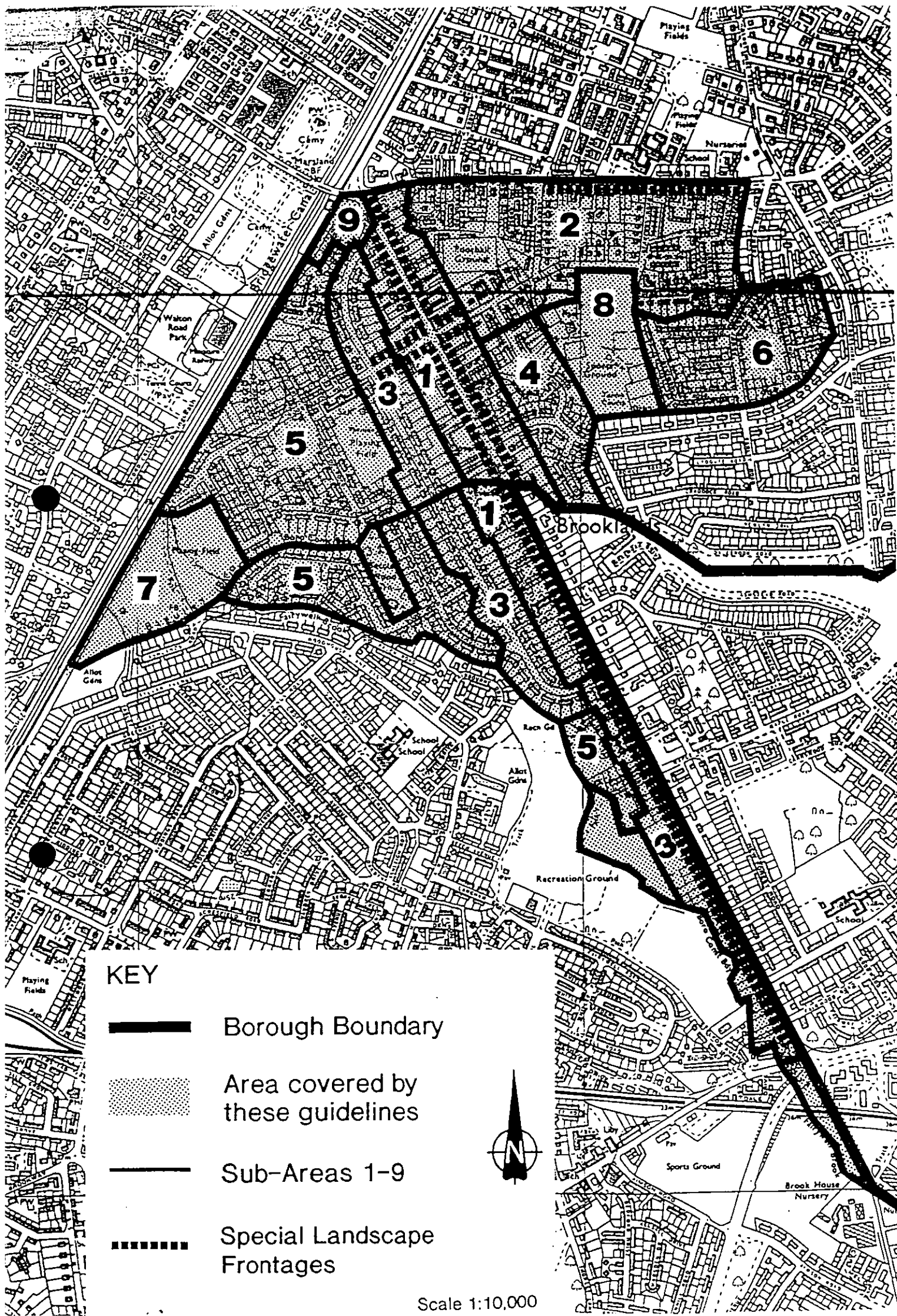
A drying area separate from the private sitting out area should also be provided, unless other drying facilities are provided internally."

ANNEX





PLANNING GUIDELINES FOR RESIDENTIAL
DEVELOPMENT IN BROOKLANDS

EXTENSION OF GUIDELINES TO COVER LAND TRANSFERRED
FROM MANCHESTER TO TRAFFORD.
1ST APRIL 1993

<u>SUB-AREA</u>	<u>POLICIES</u>
Brooklands Road (north of Framingham Road)	As for existing sub-area 1 including the special landscape frontage policy.
Brooklands Road (south of Framingham Road)	As for existing sub-area 3 but including the special landscape frontage policy.
Framingham Road	As for existing sub-area 3
Remainder of area west of Framingham Road/Brooklands Road (i.e., Wood Road, Swaylands Drive, Beccles Road, Arcadia Avenue, St. Ives Crescent, Fairywell Drive, Esher Drive, Maple Road West, Larch Close)	As for existing sub-area 5
Beccles Wood and open land off Maple Road West	Protected by other U.D.P. Proposals
Land south of Stockport Road	None as part of these Guidelines.



KEY

-  Borough Boundary
-  Area covered by these guidelines
-  Sub-Areas 1-9
-  Special Landscape Frontages



Scale 1:10,000



TRAFFORD
METROPOLITAN BOROUGH COUNCIL