

# Placemaking Guidance for Householder Developments

## Summary

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# Introduction

Planning systems help us manage how we develop an area to live, so that they are right for people and the environment both now and in the future.

In Swansea the main plan is the 'Local Development Plan'. This manages which areas should be protected, where new buildings and development should go and what these areas should be used for.

This document you are reading is to help people make changes to their homes, such as making the building bigger or changing how it looks.

The idea is that people can make changes to their houses to help with their living needs, while also making sure the changes still fit the look of the local area and consider their neighbours.

**We welcome your views!**



## Making your home bigger

Building work to make a house bigger should not be too large and should generally be to the back of properties.

The changes need to be the right size and keep the look of other houses in the street.

It is also important that changes think about the privacy and living arrangement of neighbours.



## Extra living space

Adding extra living space can be important for a relative to live close to their family.

The accommodation usually forms an extension to the main house and must be of a smaller size than the main house. It should also share the garden and driveway with the main house.



## Changes to the roof

Changes to the roof need to consider the design and style of the main house.

The size and position of any roof extension needs careful consideration.

Generally roof extensions should be to the back of the house.



## Improving the look of a house

General maintenance, repair and small size alterations can have a big impact on how houses look. They can refresh the look of a house and the surrounding green spaces.



## Balconies, raised surfaces and retaining walls

Balconies and patio areas can provide extra outdoor space. However, some raised areas need planning permission depending on their size and height.

It is important that new raised areas do not overlook neighbours.



## Garages, Outbuildings and Parking

New garages and outbuildings, like extensions, need to be designed to fit in with the house. They should be smaller than the house, have the same look/design as the house and other houses in the area.

Sometimes changes are needed to driveways. Driveways need to be safe for everyone. Parking spaces need to be big enough and made from good quality materials.



## **Walls, railing, gates and hedges**

Walls, railings, gates and hedges can change the look of an area.

It is important to match the height and materials used on each side.



# Trees and Planting

Existing trees and planting help make areas more attractive. They also help the environment.

Where possible, new development should be improved through the planting of trees and shrubs.



## We want to hear from you!

This is a summary of what is in the main document so if you want to read in much more detail please link of this link: [Swansea - Consultation Draft Supplementary Planning Guidance](#)

We would like your views on the things we think are important to people when makes changes to houses.

Here are some questions to get you started?

1. What is important when making changes to houses?
2. How can we help the environment when making changes to houses?
3. Is there anything you think we have missed that is important?

The consultation is running until the 13<sup>th</sup> August 2021 and you can send your comments to

[design.swansea@swansea.gov.uk](mailto:design.swansea@swansea.gov.uk)

