

# Placemaking Guidance for Infill & Backland Development

## Summary

June 2021



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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 about building new houses in gaps between houses that are already in place and new houses behind existing ones.

On the following pages we have put together the things to think about when planning new houses and we would like your views.

Please note this document is a 'Non-technical summary' of the Placemaking Guidance for Infill and Backland Development. This document is not Supplementary Planning Guidance in its own right.





# Infill Development

This is when new houses are built in gaps between houses that are already in place. It is important to think about the size and look of houses already in the street.

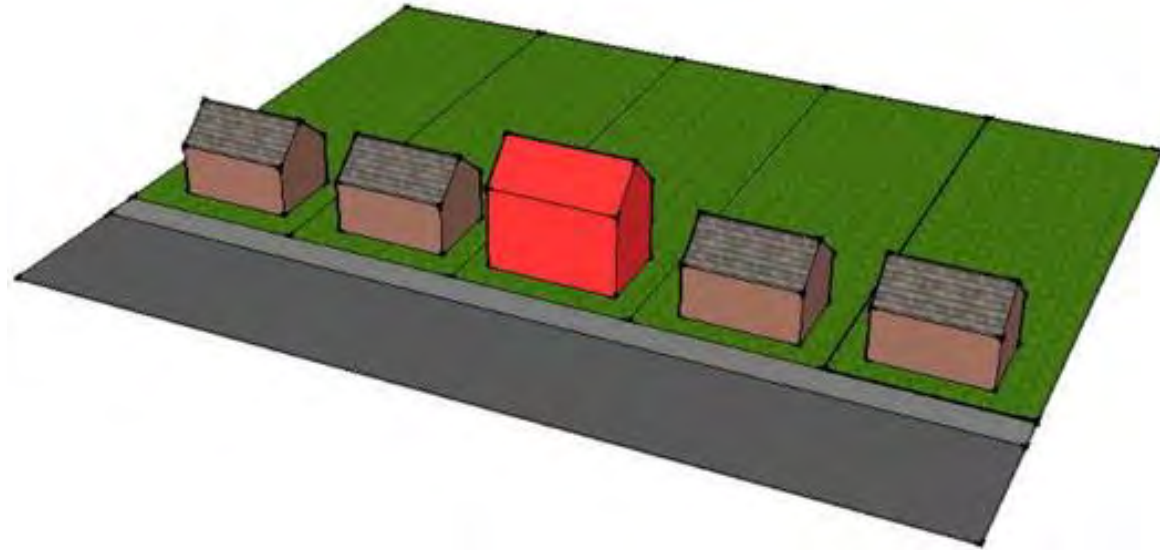
Sometimes it is not appropriate to fill in gaps as these are important for trees and views.



# Infill Development

With new houses in gaps between existing houses it is important to think about:

- The layout of existing houses
- The size of the new house
- What the new house will look like
- Where cars will park
- Keeping trees

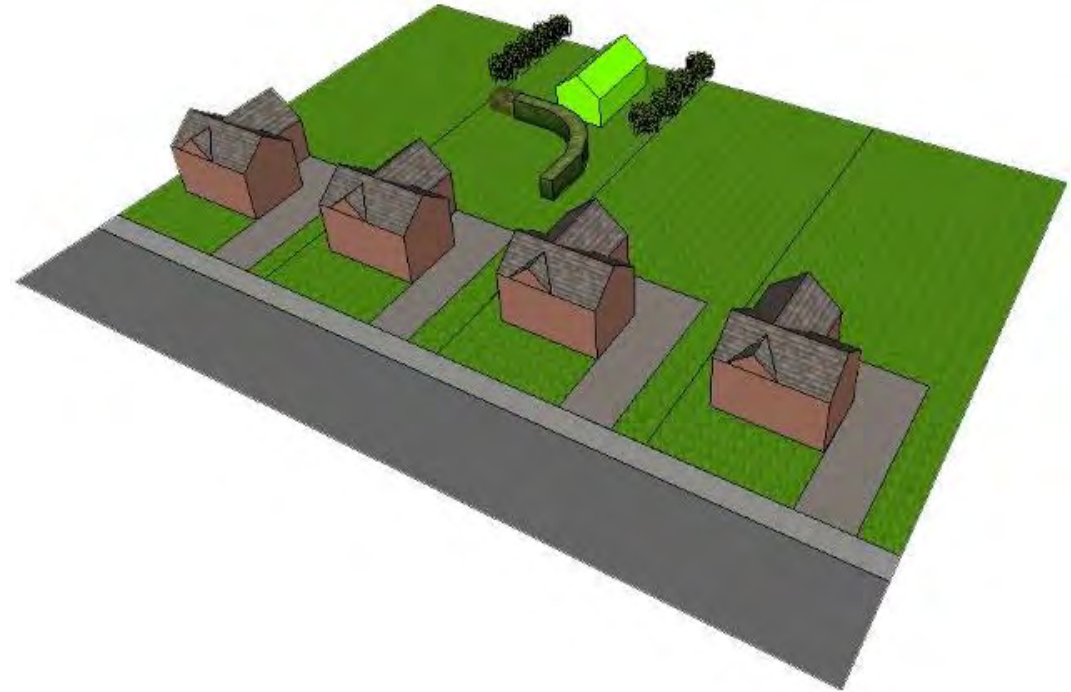


## Backland Development

This is when new houses are built behind existing houses, for example in back gardens.

Even though backland development may not be seen from the main street, design is still important.

It is also important that new houses do not create overlooking, and are not too big compared to neighbours' homes.

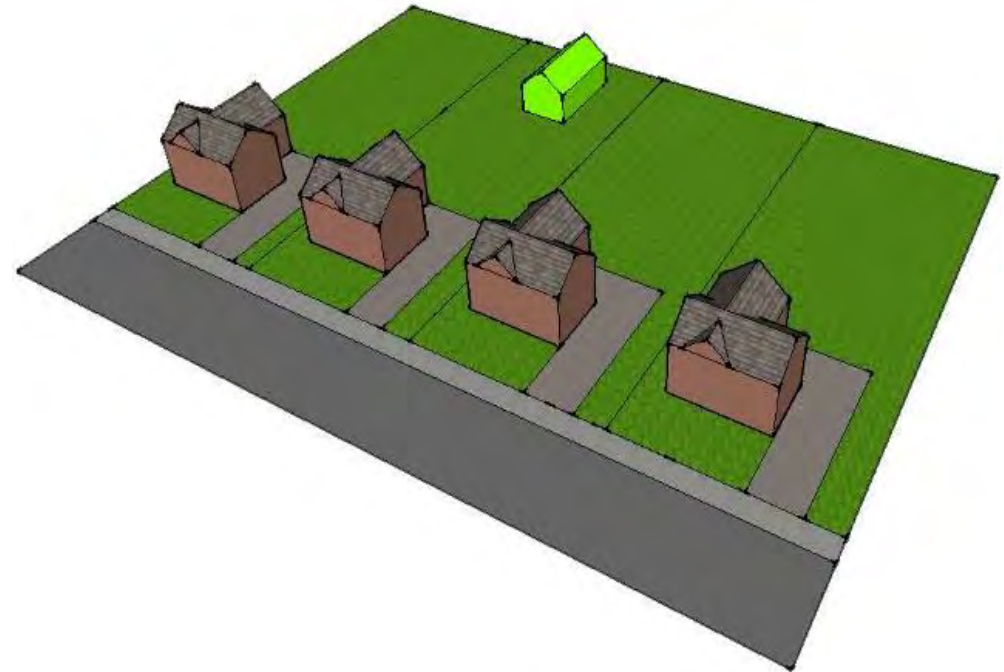




# Backland Development

With new houses to the back of existing houses it is important to think about:

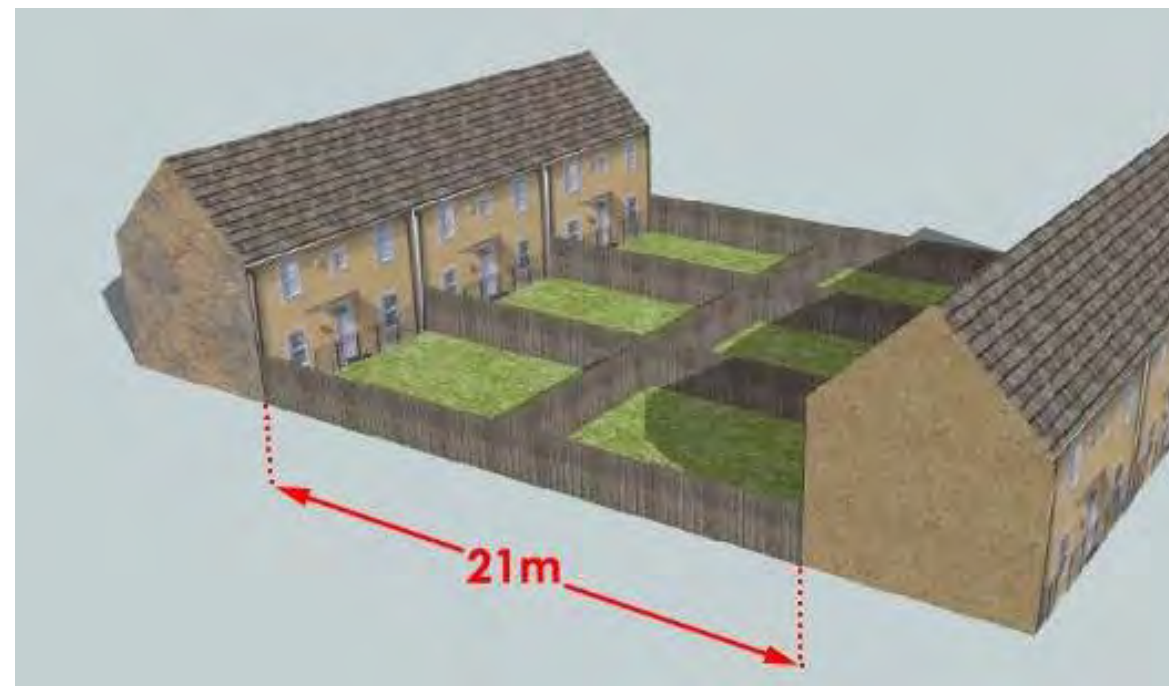
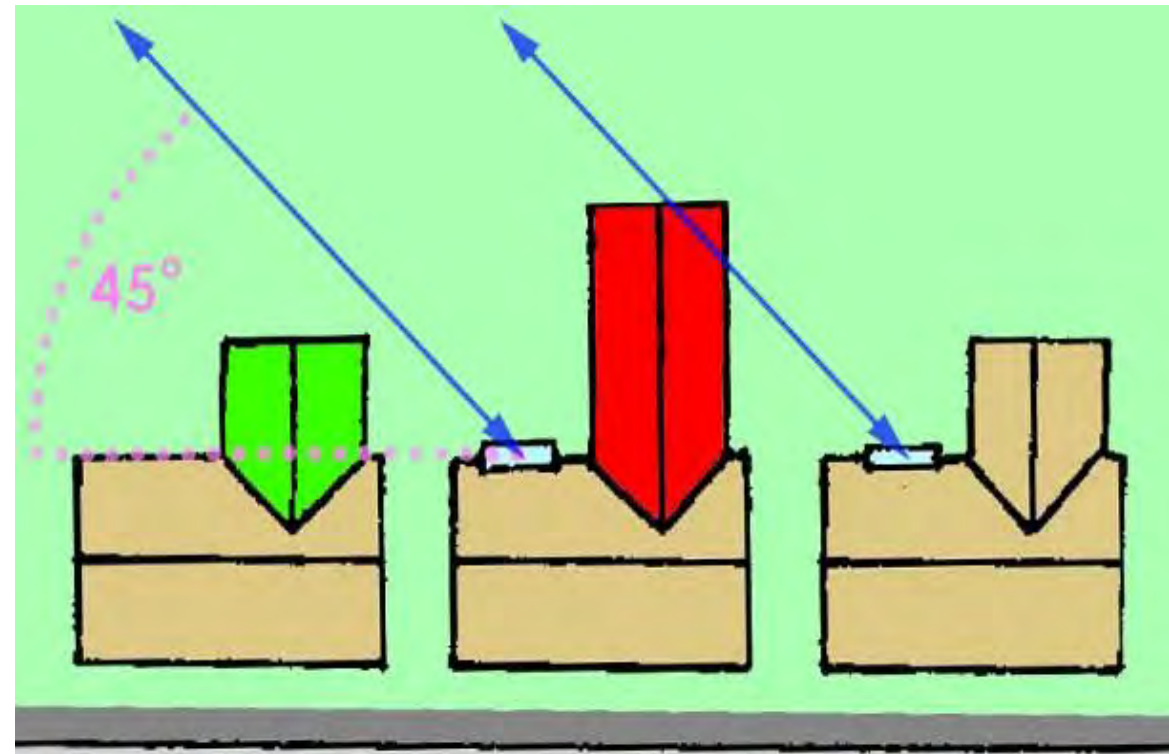
- The size of the new house
- What the new house will look like
- How cars will access and park
- Keeping trees
- Not overlooking neighbours



## Protecting neighbours

It is important to make sure neighbouring houses are not overlooked or overshadowed.

There are guidelines to follow to make sure development isn't harmful. For example new houses shouldn't be too close together.





## Keeping trees and green spaces

When building new houses it is important to think about nature and the environment.

When new houses are built they can include green roofs or new planting that help the environment.

For new developments of more than 1 house, good drainage systems are required to control water and stop flooding.





# 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 click on this link: [Swansea - Consultation Draft Supplementary Planning Guidance](#)

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

Here are a few questions to get you started:

1. What should new homes look like?
2. How can new homes be designed to help the environment?
3. Are there things we have not thought about?

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)

