

**Consultation Report**

**Residential Design and Amenity**

**Supplementary Planning Guidance (SPG)**

**August 2025**



**BOROUGH OF  
BROXBOURNE**

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## Background

Broxbourne Borough Council consulted on the draft Residential Design and Amenity Supplementary Planning Guidance (SPG) for four weeks between 25 June and 23 July 2025 (midnight). The SPG will replace existing guidance on residential design, which was last updated in 2013. This version of the SPG:

- Introduces guidance on new front driveways
- Changes the name of the document (previously ‘House extensions, conversions and driveways’)
- Adds diagrams to assist with interpretation of the text, and changes in formatting to assist with navigation
- Deletes items that are now superseded by policies in the Local Plan
- Deletes items that are now contained in the validation and sustainability checklist
- Deletes items that are contrary to changes in permitted development regulations

## Consultation Process

A notification email was sent to planning agents who have submitted applications in Broxbourne within the last 2 years, and a press release was issued. The consultation was hosted on the Council’s consultation website.

Advertisement posts were uploaded to social media (LinkedIn, X, Facebook), which received some attention from the public. Screenshots of promotional posts are available in Appendix A.

## Consultation Responses received

Consultee	Comments received	Council response
Murat Aydemir	2. Keep in harmony with the original building. The proposal of setting back the extension is not good practice because this is very costly to build and it does not blend in with the character of the existing dwelling. Inside of the dwelling becomes not practical and the loft is reduced in height which makes it unusable. Keeping the property in line with the existing dwelling will be a better option.	The aim of the SPG is to encourage good design principles, which are focused around the visual aspect of the development in the street scene. Ensuring that extensions are subservient to the main building helps to maintain the rhythm of the street. In accordance with national policy, good design should not be sacrificed for marginal cost savings.

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Karen	The disregarding of private green spaces within flats especially on single people and normalising communal areas as a given, some people don't get a choice in living in flats and single people get overlooked when wanting a private garden. The same applies to balconies. You need to consider better green space building and better designs not just a token slab of grass and a railing that is often overlooked for flats.	It is understood that the provision of private amenity space is more complex in flatted development. The SPG sets out that where communal amenity space is provided, a minimum of 20m <sup>2</sup> amenity space is required for each flat. It is hoped that this specific guidance will allow residents of flats to have enjoyment of outside space.  Guidance on private balconies is also provided, and encouraged in flatted development.
Robert John Gee	I think any developer, be it individual or company should take in to account the surrounding buildings that are already there and should complement them, as the council offices did when they were built, next to the old college. The country side should also be taken into account when building, an example of what not to do is the recent Google centre in Cheshunt.  Bold design is one thing, but in the right place and not at the expense of the surroundings, example the new apartments being built opposite the council offices, just square blocks.	Noted. The SPG encourages development which respects and/or enhances the visual character of the area.  The selection of locations for development is beyond the scope of this SPG, however the comment has been noted.

### Adoption process

On 3 June 2025 Cabinet resolved that a) the draft Supplementary Planning Guidance be approved for public consultation and b) adoption of the final, post-consultation document be delegated to the Chief Executive Officer in consultation with the Cabinet Member for Planning.

No changes were required to the document following the consultation and therefore in August 2025 the Chief Executive Officer and Cabinet Member for Planning authorised adoption and publication of the document on the Council's website.

# Consultation on the draft Residential Design and Amenity Supplementary Planning Guidance (SPG) – July 2025

## Appendix A

 **Broxbourne Council**  
3,140 followers  
2w • 

We want your views 🗣️

We're consulting on new planning guidance that affects everything from home alterations to new housing development.

This draft sets out what kind of residential proposals are likely to be approved in Broxbourne.

Whether you're a resident, homeowner or developer, your opinion matters: <https://ow.ly/T5SV50WjvT4>



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The image is a composite graphic. On the left, there is a photograph of a brick building with a large glass-fronted extension. A white sign in the foreground of the glass extension reads "DRAFT FOR CONSULTATION". Overlaid on the right side of the building photo is a large white text box with the text: "HAVE YOUR SAY!" in large black letters, followed by "DRAFT RESIDENTIAL DESIGN AND AMENITY PLANNING GUIDE" in orange letters. At the bottom right of this text box is the Broxbourne Council logo and the text "BOROUGH OF BROXBOURNE" and "www.broxbourne.gov.uk". To the right of the building photo is a screenshot of a Facebook post from the account "broxbournebc". The post is titled "broxbournebc - Follow" and is dated "2w". The text of the post reads: "Do not miss your chance to help shape future development in Broxbourne. Our consultation on the Residential Design and Amenity Planning Guidance is now live. It explains what kind of new homes and home alterations are likely to be approved in your area. Learn more and have your say by clicking the link in our bio." Below the text is a plus icon in a circle. At the bottom of the post, it says "No comments yet. Start the conversation." and "1 like July 8". At the very bottom of the screenshot, it says "Log in to like or comment."