

Advertisements

- 7.29 Only issues of public safety and visual amenity, taking account of cumulative impact, will be relevant in assessing proposals for advertisement consent. Public safety will normally relate to the impact on highway safety and visual amenity will be assessed by reference to criterion 4: Local Distinctiveness.

Policy DM6

Householder Development

Planning permission will be granted for the alteration and extension of dwellings, erection and conversion of curtilage buildings, including the formation of annexes and means of enclosure providing that:

1. Provision for safe and inclusive access and parking provision can be achieved and there is no adverse impact on the highway network as a result of the proposal;
2. There is no adverse impact on the amenities of neighbouring users including loss of privacy, light and overbearing impact;
3. The layout of development within the site and separation distances from neighbouring development are sufficient to ensure that neither suffers from an unacceptable reduction in amenity by virtue of overlooking and loss of privacy or overbearing impacts.
4. The host dwelling retains a reasonable amount of amenity space relative to its size;
5. The proposal respects the design, materials and detailing of the host dwelling, and;
6. The proposal respects the character of the surrounding area including its local distinctiveness, the significance and setting of any heritage assets, landscape character and the open character of the surrounding countryside.

The methods by which these criteria will be assessed will be set out in a Supplementary Planning Document.

Justification

- 7.30 Many proposals for householder development can be carried out with the benefit of permitted development rights, but for proposals that require express planning permission this policy sets out the criteria that will be used to assess applications.
- 7.31 The Council will seek to ensure that access and parking arrangements to dwellings are as a minimum maintained and wherever possible improved through householder development. Applicants should, in particular, take opportunities to improve inclusive access to existing dwellings as part of proposals.
- 7.32 Where dwellings lie in close proximity to one another, or other sensitive development, the impact on the amenity of occupiers will be an important consideration. Development should be designed to avoid overbearing impacts and loss of privacy. Particular attention should be paid to proposals close to shared boundaries which by virtue of bulk and positioning of windows could have an adverse impact.

- 7.33 The design, materials and detailing of new development are important factors in its integration into its surrounding area. A degree of change is inevitable and proposals that are subservient in scale, use complementary construction materials and where appropriate, detailing, can be accommodated without detriment to either the host dwelling or the surrounding area. Where dwellings have evolved over time with additions of varying design and materials and in areas where there is no distinctive overall character, further extensions that form honest additions through the use of contrasting, but complementary designs and materials can also be acceptable. Where a site lies within or adjacent to an area of defined character, the preservation or enhancement of this should form the starting point of the design process.
- 7.34 In assessing proposals for householder development, the Council will have regard to the cumulative impact of any previous development.

Policy DM7

Biodiversity and Green Infrastructure

New development, in line with the requirements of Core Policy 12, should protect, promote and enhance green infrastructure to deliver multi functional benefits and contribute to the ecological network both as part of on site development proposals and through off site provision. As set out in Core Policy 12 public open space provided in connection within allocations in settlements within a 5km radius of Birklands & Billhaugh Special Area of Conservation, (provided in accordance with the Developer Contributions SPD) shall be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England.

Planning permission will not be granted for development proposals on, or affecting, Special Areas of Conservation or Special Protection Areas (European Sites) unless it is directly related to the management of the site for nature conservation and public access and does not significantly harm the integrity of the site.

For development proposals on, or affecting, Sites of Special Scientific Interest (SSSIs), planning permission will not be granted unless the justification for the development clearly outweighs the nature conservation value of the site.

On sites of regional or local importance, including previously developed land of biodiversity value, sites supporting priority habitats or contributing to ecological networks, or sites supporting priority species, planning permission will only be granted where it can be demonstrated that the need for the development outweighs the need to safeguard the nature conservation value of the site.

All development proposals affecting the above sites should be supported by an up-to date ecological assessment, involving a habitat survey and a survey for protected species and priority species listed in the UKBAP. On SSSI's and sites of regional or local importance, significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where they cannot be avoided.