

Existing Residential Areas

- 1.60 The majority of existing housing areas are expected to remain in residential use and are shown on the proposals map as Housing Policy Areas. These areas will be protected from intrusive uses by Policy H8, which does allow for some non-residential development if it is compatible.

Policy H8

AREAS DEFINED ON THE PROPOSALS MAP AS HOUSING POLICY AREAS WILL REMAIN PREDOMINANTLY IN RESIDENTIAL USE. OTHER USES WILL ONLY BE PERMITTED WHERE THEY ARE COMPATIBLE WITH A RESIDENTIAL AREA AND OTHER POLICIES OF THE PLAN.

- 1.61 To comply with Policy H8 development should normally be small scale and observe normal planning requirements aimed at safeguarding residential and visual amenity and highway safety. Other policies of the plan for example relating to the location of shops and offices will also be relevant. General industrial uses will not normally be allowed though certain business uses may be acceptable under Policy H8.

Policy H8A

THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS.

- 1.62 New development which would materially harm the amenity of existing residential properties, for example, due to a loss of privacy or overshadowing, will not be permitted. The Council will also seek to ensure reasonable levels of privacy and private garden space are provided. Further information on how to achieve satisfactory housing layouts will be provided in Supplementary Planning Guidance.