

- C) THE USE UNDERTAKEN WOULD NOT BE UNDULY HARMFUL TO THE LIVING CONDITIONS AND RESIDENTIAL AMENITY OF THE NEIGHBOURING AND NEARBY RESIDENTS FOR ANY REASON SUCH AS EXCESSIVE NOISE, TRAFFIC AND VISITOR GENERATION, POLLUTION, SMELL OR FUMES. THE HOURS OF USE OF THE BUSINESS WILL BE A MATERIAL CONSIDERATION IN THESE RESPECTS.

1.70 Planning permission is not usually required for home based businesses if the character and use of the building remains essentially residential. However, in certain circumstances, permission will be required where, for instance :

- a) the house is no longer used substantially as a private residence
- b) the business will result in a marked increase in traffic or people calling at the house
- c) the business will involve an activity unusual in a residential area
- d) the business will disturb neighbours at unreasonable hours or pollute the environment by noise or smell.

Infill, Backland & Tandem Residential Development

Policy H8D

PLANNING PERMISSION FOR INFILL, BACKLAND OR TANDEM DEVELOPMENT INVOLVING SINGLE OR A SMALL NUMBER OF DWELLINGS WITHIN EXISTING RESIDENTIAL AREAS WILL ONLY BE GRANTED WHERE DEVELOPMENT WOULD NOT RESULT IN HARM TO THE LOCAL ENVIRONMENT OR THE AMENITIES OF EXISTING RESIDENTS, CREATE TRAFFIC PROBLEMS OR PREJUDICE THE POSSIBLE FUTURE DEVELOPMENT OF A LARGER AREA OF LAND.

- 1.71 Infilling in residential areas can make a valuable contribution to the housing stock and character and appearance of an area, particularly when utilising neglected, unused or derelict land. However, development which would result in the loss of valuable green spaces, damage the character, nature conservation value, or appearance of the area, detract from the amenities of existing residents, or result in traffic problems will not be allowed.
- 1.72 The character and appearance of an area is defined by buildings, open spaces and landscape features, and it may be adversely affected by infilling, for example, due to the loss of trees, insufficient garden sizes/space between buildings, or inappropriate siting, scale or design of development.