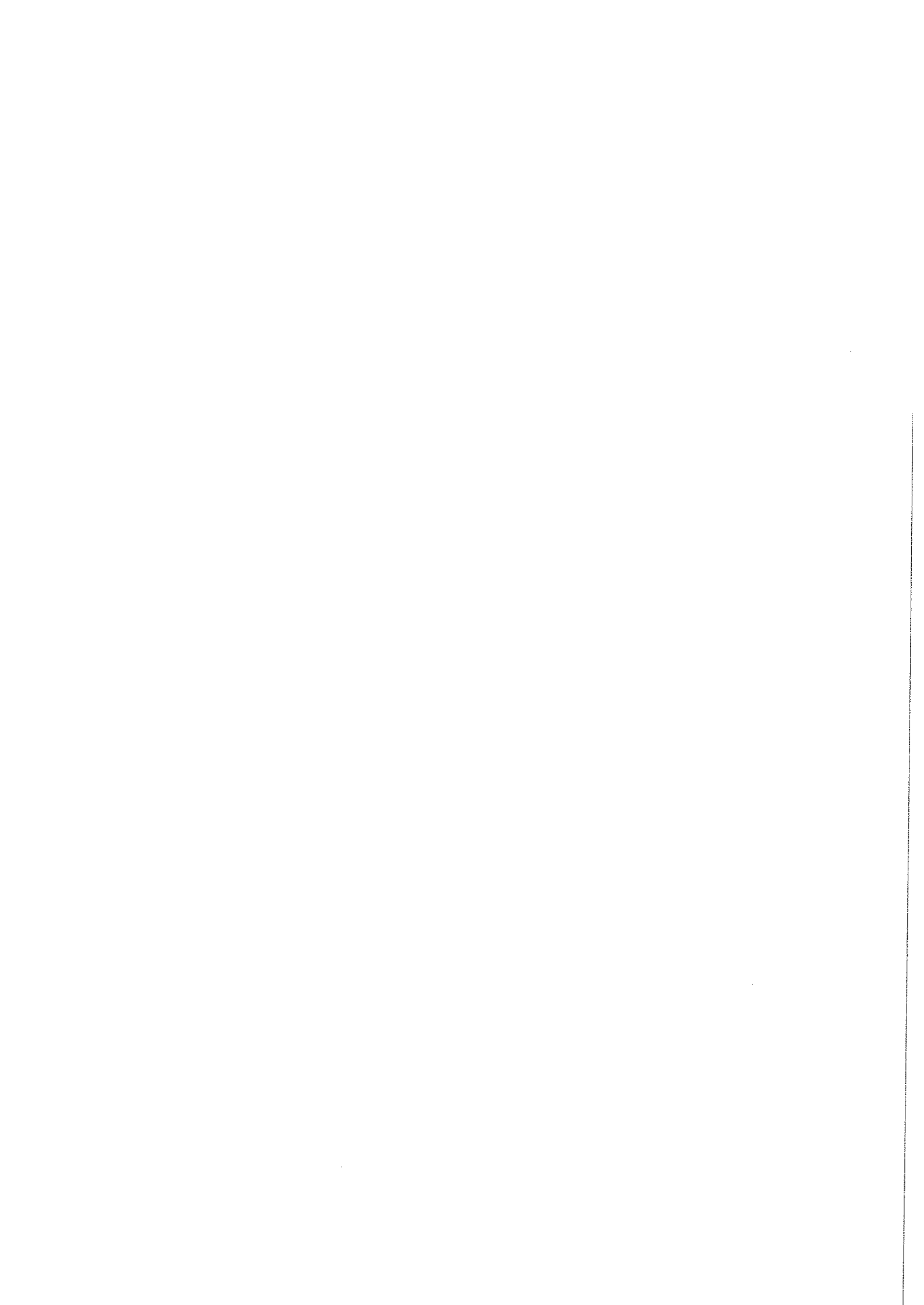


**RELEVANT POLICIES:**

**DC10/252/FUL**



### **Housing Development Standards**

6.32 Designing Places stresses the importance the Scottish Government places on good design, and this emphasis has been continued in all recent policy and advice. The Council supports this desire to provide attractive, good quality new housing, which will enhance the Local Plan area and support the Local Housing Strategy by delivering quality homes. In order to achieve this, the requirements in Policy H 4 will be expected to be met in all new housing developments.

### **Policy H 4 Housing Development Standards**

**New housing developments will be expected to be appropriate to the wider landscape and built character of the surrounding area, and to meet the following requirements:**

- **be of a high quality design in terms of scale, form, layout and materials, and meet high energy efficiency standards, privacy standards and the need for security;**
- **provide a range of house types and sizes wherever possible;**
- **provide open space in accordance with the standards specified in Policy R2;**
- **provide landscaping integral to the overall design; planting should emphasise native species and be completed timeously;**
- **incorporate existing features such as trees, hedgerows, shrubs and other natural and man-made features into layouts, and supplement them with new habitat proposals (see also Policies E3A and E5);**
- **meet road and parking standards as laid down by the Council, reflecting national guidelines where appropriate; consideration will be given to revising parking standards where housing developments are proposed to provide accommodation for people who tend to have low levels of car ownership, in areas well served by public transport and where the reduction of on-street parking can be ensured. Home Zones will be promoted, and new development should be linked into the local footpath and cycle network;**
- **allow for subsequent house extensions within 'permitted development' limits without adversely affecting the amenity of surrounding buildings;**
- **reflect a residential density which is appropriate to the surrounding area. Higher densities will be acceptable at locations accessible to transport interchanges and open space, and where townscape benefits can be demonstrated. Existing densities should not be exceeded where the residential amenity would be adversely affected; and**
- **employ inclusive design principles and address varying needs requirements**

### **Reasoned Justification**

6.33 Policy H 4 provides developers with a clear indication of the standards that will be expected within proposed new residential developments. Design and density requirements are intended to ensure that new housing developments will

provide a high quality living environment and enhance the quality of the existing area. The Clydebank Riverside and Dumbarton Harbour areas in particular will provide opportunities for higher density developments. Design statements are in place for these areas. The importance of design is reflected both in SPP 1, which indicates that a proposal may be refused solely on design grounds, and SPP 3. A number of recent Planning Advice Notes (for example on Housing Quality, New Residential Streets, Designing Safer Places and Inclusive Design) provide further advice and information on good practice in terms of housing design. Options for micro-renewable technologies should be considered as part of a range of energy efficiency measures. Open space and car parking facilities are essential elements of acceptable housing layouts, and the Council will expect developers to conform to the standards laid down by Policy R2 and the Roads Development Guide respectively and in particular consider the development of Home Zones. Existing trees, hedges, shrubs and other natural and manmade features contribute to landscape quality and biodiversity, and should be retained and enhanced. In relation to access to new dwellings, developers will be strongly encouraged to provide homes which are accessible to all and will meet the needs of a growing elderly population - design and layout should comply with the Housing for Varying Needs guidance.

#### **Development within Existing Residential Areas**

6.34 As well as ensuring that new residential development reaches the highest standard, it is also vital that the character and amenity of existing residential areas is protected and enhanced by any new development which is proposed. This is particularly important when, as a matter of policy, development is being actively promoted within the existing built up area.

#### **Policy H5 Development within Existing Residential Areas**

**The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced.**

**Development within existing residential areas will be considered against the following criteria:**

- the need to reflect the character of the surrounding area in terms of scale, density, design and materials;
- the requirement to avoid over development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings;
- the need to retain trees, hedgerows, open space and other natural features;
- extensions to dwellings must complement the character of the existing building, particularly in terms of scale and materials, not dominate in terms of size or height, and not have a significantly adverse affect on neighbouring properties;
- the subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; the

**new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected and separate vehicular accesses should be provided;**

**• with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance; and**

**• the proposal conforms with other Local Plan policies**

### **Reasoned Justification**

6.35 This policy seeks to ensure that the character of existing residential areas is protected and that all development proposals within these areas will maintain or enhance their amenity. It is considered that using sympathetic design, avoiding over-development and retaining existing landscape features is the best way of achieving this. It is particularly important that the development of infill and gap sites should not be at the expense of open space which makes an important contribution to the quality of local environments.

6.36 The introduction of small-scale non-residential uses to existing residential areas may be acceptable, but their impact on the residential environment will be the overriding consideration. Policy H 5 indicates the factors which might lead to a loss of amenity in an existing area. However, there may be benefits in encouraging some other suitable uses into existing residential areas, for example nursing homes, children's nurseries and offices, which could provide small-scale local services and employment opportunities.

