

BACKLAND DEVELOPMENT

- 4.145 Backland development usually involves the re-use of parts of a number of rear gardens to existing houses for further residential development. Whilst such development may be acceptable under certain circumstances, it can have a considerable impact on the amenities of existing residential areas and all such proposals require careful assessment in respect of a number of important criteria, as set out in the following policies:

POLICY HS36

PLANNING PERMISSION FOR BACKLAND RESIDENTIAL DEVELOPMENT WILL NORMALLY BE GRANTED PROVIDED THAT THE FOLLOWING CRITERIA ARE MET:-

- A THE FUTURE DEVELOPMENT OF THE ADJOINING LAND WILL NOT BE PREJUDICED**
- B WHERE APPROPRIATE, ACCESSES TO SITES SHALL BE DESIGNED SO AS TO BE CAPABLE OF FURTHER EXTENSION TO SERVE ADJOINING AREAS.**
- C THE DESIGN SHALL BE OF A HIGH STANDARD, RECOGNISING THE CHARACTER OF THE EXISTING BUILDINGS AND OPEN SPACES.**
- D SUFFICIENT SPACE SHALL BE RETAINED BETWEEN AND AROUND BUILDINGS TO ENSURE ADEQUATE LEVELS OF AMENITY IN RESPECT OF BOTH NEW AND EXISTING DWELLINGS. THE ORIENTATION AND RELATIVE LEVELS OF NEW BUILDINGS, TOGETHER WITH THE POSITION OF WINDOWS AND DOORS, SHALL BE SUCH AS TO ENSURE A SUITABLE DEGREE OF PRIVACY TO ALL OCCUPANTS.**
- E PROPOSED BUILDINGS SHOULD BE SINGLE STOREY IN HEIGHT, UNLESS IT CAN BE DEMONSTRATED THAT HIGHER BUILDINGS WOULD NOT UNDULY AFFECT THE AMENITY OF EXISTING DWELLINGS NOR APPEAR VISUALLY DISCORDANT IN VIEWS FROM PUBLIC SPACE.**
- F CONDITIONS LIMITING THE FURTHER EXTENSION OF INDIVIDUAL DWELLINGS WHICH ARE PART OF BACKLAND DEVELOPMENTS WILL BE IMPOSED WHERE NECESSARY.**

- 4.146 The District Council is concerned to avoid piecemeal development and the prevention of access to adjoining sites which may also be appropriate for residential development. A layout plan for the whole area which is potentially suitable for development will be required, even if it is proposed that such development will take place in a number of phases.

- 4.147 Proper access to the site and potential adjoining sites must be maintained for both residents' and service vehicles.

- 4.148 By its nature, backland development will have a considerable impact on the immediately surrounding residential area. Plots are frequently difficult in shape and limited in size, with additional problems of levels and access. Good design will therefore be of paramount importance
- 4.149 The District Council is concerned to ensure the maintenance of adequate levels of amenity for both existing and new residents. In this context, detailed attention to fencing and screening will also be important, and single storey dwellings may be more appropriate in some circumstances. Where proposals involve a new access road alongside existing rear gardens, particular care should be taken to ensure the retention of privacy and the avoidance of disturbance.
- 4.150 Within backland developments it is frequently the case that densities are high, gardens small and space between buildings reduced to a minimum. Under the provisions of the General Development Order certain alterations, such as extensions up to a maximum size and the insertion of new windows, can be carried out without the need to obtain further planning permission. The District Council is concerned to ensure that insensitively designed extensions or alterations, for example, the insertion of windows without due regard for privacy, do not take place. Where necessary, therefore, the Council will remove or restrict permitted development rights by means of conditions imposed on the original planning consent for development or subsequently by means of an Article 4 Direction. In general, however, a lot of such problems will be averted by restricting the height of new dwellings which, in turn, will reduce the discordant prominence in the residential scene that often can arise otherwise.
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