

## Appendix to CHRC Development Policy

### CHILTERN DISTRICT COUNCIL POLICY H4

Established Residential Areas of Special Character are defined on the Proposals Map.

Development within any of these areas must maintain the special character of that area. Proposals for new dwellings which would significantly affect the density of buildings or damage the special character will not be permitted. Therefore in considering applications for the provision of new dwellings the Council will require each of the following criteria to be complied with:

(i) The plot size of any proposed dwelling in terms of shape and magnitude should not be significantly at variance with other existing plots in the vicinity of the application site in the Established Residential Area of Special Character;

(ii) Each proposed dwelling plot should have an existing frontage to an existing road which is in accordance with (iii) below. An existing road is defined as a metalled carriageway used by vehicular traffic. In addition, it should be fronted by existing dwellings with front elevations facing the carriageway, both the metalled carriageway and the existing dwellings fronting it being in existence as at 1st July 1993;

(iii) The width across each plot frontage to the existing road referred to in clause (ii) should be closely similar to other plot widths to the same road in the vicinity of the application site in the Established Residential Area of Special Character;

(iv) The position of each proposed dwelling within its plot and the spacing between dwellings should be in accordance with the prevailing character in the vicinity of the application site in the Established Residential Area of Special Character;

(v) The frontage building line to the existing road referred to in clause (ii) should be generally maintained and the general height of buildings in the vicinity of the application site in the Established Residential Area of Special Character should not be exceeded;

(vi) The form of existing residential development should be maintained in terms of dwellings being detached, semi-detached or terraced;

(vii) The size, design and external appearance of each new dwelling should be compatible with the character of existing dwellings in the vicinity of the application site;

(viii) Important features which are characteristic of the street scene in the vicinity of the application site should be retained when these occur on the development site. Such features include trees; shrubs; hedges; walls; open grassed areas; verges; lack of kerbs and footways.

Other policies in this Local Plan should be complied with including H11 and H12 and policies in the General Criteria and Transport chapters.

"New dwellings" are as defined in Class C3 of the Town & Country Planning (Use Classes) Order 1987.

## CHILTERN DISTRICT COUNCIL POLICY H12

Throughout the District, in considering applications for the provision of new dwellings including those resulting from conversions, the Council will expect private garden areas to be included which conform to the following criteria as appropriate for the type of dwelling proposed. If the criteria are not met, planning permission will be refused.

(i) Each new house or bungalow should have a private garden area adequate for and appropriate to the size, design and amount of living accommodation proposed. The general standard expected will be a minimum rear garden depth of about 15 metres, except in the following situations :-

(a) Where average garden lengths in the vicinity of the development site are significantly more than 15 metres, the garden lengths of the proposed houses or bungalows should be similar to those in the surrounding area.

(b) Where average garden lengths in the vicinity of the development site are significantly less than 15 metres, the garden lengths of the proposed houses or bungalows should be similar to those in the surrounding area.

(c) In cases where adequate private amenity space exists within the application site or where the rear site boundary abuts a public bridleway or footpath, an open field, open countryside, a recreation ground or a playing field, a reduced garden depth may be acceptable.

(ii) Subject to satisfactory layout, orientation and disposition of buildings, higher-density developments with private gardens less than 15 metres in depth may be acceptable providing the whole development is contained within an attractive landscaped setting.

(iii) A proportion of each garden required by (i) and (ii) above should be a private zone abutting or close to the dwelling that is not visible from outdoor sitting areas and the ground floor habitable room windows of adjoining properties. This should extend for a minimum distance of 3 metres away from the dwelling and be permanently screened by side fences, walls or structures of an appropriate height.

(iv) In the case of flats and/or maisonettes, including those created by conversions, a communal amenity area or areas should be provided within the curtilage of the development which is adequate for the number of dwellings proposed. This should include areas for refuse disposal and drying clothes, as well as a screened area in which residents can sit outdoors in reasonable privacy. The remaining area which is not required for car parking or access purposes should be laid out as landscaped gardens.

(v) Where new development is proposed on a site which forms part of the garden area of an existing dwelling or dwellings, the Council will require that the private garden area remaining for the existing dwelling(s) is acceptable under (i), (ii) and (iii) above.

This Policy applies in conjunction with Policies H2, H3, H4 and H7 in this Local Plan.