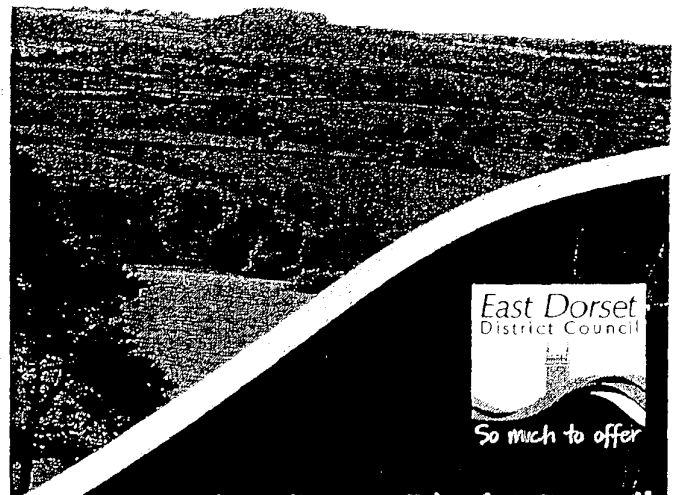


East Dorset Local Plan



East Dorset District Council
Council Offices, Furzehill,
Wimborne Dorset, BH21 4HN

Telephone: **01202 886201**

www.eastdorset.gov.uk

Adopted 11th January 2002

Form of Development

- 6.160. Housing development may take several forms: conventional houses and bungalows, flats, or specialised accommodation, of which the most common form is housing for the elderly. Specific policies apply to some of these forms of development.
- 6.161. Planning Policy Guidance from central government now recognises the importance of concentrating further housing in urban areas in order to achieve more sustainable patterns of development, and the contribution which this can make to housing provision.⁶⁷ It is important that the best use of land is secured when opportunities for new housing arise. Such an approach can help to minimise the need for new green-field sites and protect the important countryside and wildlife habitats around the edges of settlements, as well as to secure new homes.
- 6.162. At the same time it is essential that the quality of the environment of towns and villages is maintained and improved to make them attractive places to live. There is a need to retain existing trees, shrubs and urban green spaces while developments should create attractive places which meet the needs of people, respect local character, contribute to public health and safety and in which people rather than motor vehicles are dominant.

6.163. Policy HODEV2

New housing will be permitted in urban areas and within Village Infill Envelopes where the proposals:

- (a) **make the best use of the available land with higher densities particularly in town centres and places with good public transport accessibility;**
- (b) **provide an appropriate range of dwelling sizes and types;**
- (c) **retain existing green spaces and recreational open spaces, trees and shrubs, and provide for landscaping as an integral part of the development;**
- (d) **create places and spaces which are attractive and respect and enhance local character;**
- (e) **promote designs and layouts which are safe and take account of public health, crime prevention and community safety**
- (e) **give priority to pedestrians over the movement and parking of vehicles**
- (f) **promote energy efficiency**
- (g) **include surface water run-off attenuation measures where appropriate as an integral part of the development.**

Elderly Persons' Accommodation, Rest and Nursing Homes

- 6.164. In addition to conventional housing, other forms of housing development may take place within existing urban areas. Among the most common in East Dorset, with its high population of retired people, is specialist accommodation for the elderly.
- 6.165. This type of development is valuable in meeting a growing need among the local population, and provides an important supply of new, specialised accommodation within the existing urban areas.

⁶⁷ Planning Policy Guidance Note 3 (2000), para 1

Chapter 6: General Policies

6.166. As well as new, purpose built accommodation, the development often takes the form of the conversion and extension of existing buildings. Problems commonly arise where the scale of the proposed development is too great for the existing building or site to accommodate comfortably. These problems may stem from the scale of the extensions needed in the case of a conversion or from the bulk of a new building, which may in either case damage the character of the local housing area; or the building may overlook or overshadow neighbouring properties; or the coverage of buildings and parking on the plot may preclude adequate sitting out space or landscaping; or parking and servicing areas themselves may cause disturbance through their proximity to adjoining dwellings. The policies provide that such factors are specifically taken into account in considering applications.

6.167. Policy HODEV3

Infilling within urban areas and Village Infill envelopes defined on the Proposals Map by development or redevelopment of sites, including the conversion or extension of existing buildings, for elderly persons' accommodation, rest homes, nursing homes and other similar communal establishments, will be permitted where:

- (a) it is not of such a scale as to create a building whose bulk or site coverage is damaging to the amenity of neighbouring residents or the character of the local area; and
- (b) it will not adversely affect the amenity of neighbouring residents through loss of light, privacy, or overlooking; and
- (c) it will provide adequate external amenity space for its residents, away from vehicle parking or manoeuvring areas and main road frontages; and
- (d) vehicle parking or manoeuvring areas do not cause unacceptable noise or disturbance to neighbouring residents or loss of amenity by their proximity to ground floor windows either of the development or of adjoining properties.

Policy on 'Granny Annexes'

6.168. A further type of housing for which permission is commonly sought is known as the 'granny annexe', although these may be for a wide range of relatives. They are usually designed to be partly self-contained and in many cases are in places where a wholly separate dwelling would not be permitted. Therefore, in order that these developments can be allowed, it is necessary to ensure by design and, where necessary by planning condition, that when the original need ceases they will become part of the original house, rather than becoming a separate dwelling. As they are a type of extension, it is also necessary to ensure that a permanent extension of that scale is acceptable, judged against the other policies of the Plan. The following policy will therefore be applied. This form of development will be acceptable in principle throughout the Plan area.

6.169. Policy HODEV4

Extensions to existing dwellings to provide semi-self contained accommodation (granny annexes) will be permitted where a separate dwelling would not be acceptable and where:

- (a) an extension of that scale would be acceptable under other planning policies; and
- (b) its dependence on the existing dwelling is established by physical arrangements and, where necessary, planning condition; and

Chapter 6: General Policies

- (b) as far as possible retain and integrate these landscape features in the proposed landscaping scheme and include proposals for their protection during building works (e.g. by fencing);
- (c) include proposals for new paving, structures and planting showing the location, species and planting size of new trees and shrubs;
- (d) provide arrangements for the replacement of failed planting and future maintenance for a specified period to allow it to become established. Arrangements for longer term management will be necessary for features which are of importance for nature conservation.

Landscaping proposals are an integral part of the design of any substantial development and may affect the position and form of buildings, accesses, roads and footpaths within a site. They will therefore need to be submitted as part of any detailed or 'reserved matters' planning application. The District Council's publication 'Design Requirements for Landscaping New Residential Areas' provides Supplementary Planning Guidance for developers of housing sites.

- 6.293. The impact of new development on the countryside can be compounded where exotic species are used in landscaping schemes. Both in order to ensure that landscaping schemes respect the natural character of the countryside and for the value that they have for wildlife, native species should be used in rural areas. Exotic species may be appropriately included within urban areas.

6.294. Policy DES6

Landscaping schemes in rural areas and on the edge of settlements should be comprised of indigenous species.

- 6.295. Where it is expedient in the interests of amenity, a tree preservation order (TPO) will be made to protect trees, groups of trees or woodlands. Decisions on applications to cut down, uproot, top or lop a tree or groups of trees which are the subject of a TPO will be based on the merits of the case, whether the proposal is justified and the likely impact of the proposal on the amenity of the area in the wider public interest.

6.296. Policy DES7

Where express consent is needed, the felling of any tree or trees will only be permitted where the loss to public amenity is outweighed by one or more of the following:

- a) the benefits arising from the development that requires the removal of the tree or trees,
- b) the tree or trees are proven to be adversely affecting the structural condition or safety of a building,
- c) the tree or trees should be replaced as a matter of good silvicultural practice, or
- d) the tree or trees present an unacceptable risk to the safety of the public.

Where trees of amenity value are unavoidably lost, then, where the opportunity exists, they should be replaced nearby.

- 6.297. All planning applications for the development of land containing existing trees will need to include a survey identifying the location, species, size and crown spread of all trees on the site and on adjacent land which might be affected by development, in accordance with BS 5837: 1991 'Trees in Relation to Construction'.
- 6.298. In many parts of the District there are areas of woodland or tree belts within or immediately adjoining the built-up areas of the towns, or villages, which are important in providing the 'structural landscaping' which forms the setting or landscape

Chapter 6: General Policies

Materials

6.304. Designs may follow a variety of styles and, even in Conservation Areas, modern materials may be used as part of good modern designs to the enhancement of the area. However, the use of poor quality materials, or the use of inappropriate modern materials in designs which seek to mimic traditional buildings, will only be damaging to areas where the built or natural environment is of high quality. In historic towns and villages in particular, materials should be used which reflect and reinforce the distinctiveness of the local character.

6.305. Policy DES9

Development will be permitted where the type and quality of materials used are compatible with, or enhance, the nature of the scheme itself, its site and its surroundings.

Designing Out Crime

6.306. Designs for buildings, public spaces and landscaped areas should take account of the need to reduce the opportunities for crime and to increase security. There is a wide range of possible measures which can be taken and design features which can be built in, from the use of overlooked public spaces and wide footpaths and cycle routes with good lighting, to the use of planting to prevent 'dead ground' or give security to rear property boundaries. Advice is available from the Police Crime Prevention Service and applicants should discuss possible design features with the Local Planning Authority, particularly in the case of larger new developments or those in sensitive locations such as Conservation Areas.

6.307. It will be important to strike a balance between measures to deter crime and other design considerations, including visual quality: it will be desirable to avoid the creation of a 'fortress' atmosphere in streets and neighbourhoods. As the form of each development will be different, it would be arbitrary for local plan policy to require that particular features or design approaches should be included. Therefore a general policy statement is made.

6.308. Policy DES10

The reduction, by careful design, of the risk of crime will be a material consideration in determining planning applications.

Design of Roads, Cycle and Pedestrian Routes

6.309. The relationship of land uses and transport, traffic and roads is a complex one and involves a wide range of considerations. Those which affect the general location of development are dealt with in later sections of this Chapter.

6.310. In addition there are questions of the relationship of proposed developments to the local road network; the design of roads, cycle and pedestrian routes within sites; and the spaces which these form between buildings. In most developments, roads and parking areas form the main public areas. Their sensitive design, the use of attractive materials, landscape planting, the means by which roads are enclosed and separated from individual properties by walls, or hedges, and how the open spaces containing the roads and paths are shaped by the surrounding buildings, are key questions which must be considered in site designs at the same time as the more practical aspects of road safety, capacity, design speeds and the role of individual roads in the network.

Chapter 6: General Policies

- 6.311. New roads and road improvements should be designed to blend into their surroundings, minimising disturbance to existing natural features, and respecting the character of historic towns and villages. They should include generous landscaping where they would otherwise have a significant impact on the landscape.
- 6.312. Main routes such as Strategic Roads or District and Local Distributor Roads are important because of their heavy use: they provide the most public areas from which an area is seen. In their case particularly, good quality landscaping and the use of walls and hedges for enclosure will be important. Normally, where they pass through towns or housing areas, close boarded wooden fencing will not be an appropriate form of boundary treatment, unless accompanied by a densely planted landscaping strip or hedge between the fencing and the road.

6.313. Policy DES11

Development will only be allowed where the form, materials, lighting, landscape planting and means of enclosure of roads, cycleways, footpaths and parking areas, together with the relationship of buildings and property boundaries to these spaces, respect or enhance their surroundings.

Road Layout in Residential Areas

- 6.314. The County Highway Authority and the Dorset Planning Officers Panel have prepared and published "A Design Guide for Roads in Residential Areas". This will be treated as Supplementary Planning Guidance and is available from the District and County Council Offices. It deals with a range of design issues including the types of road and road hierarchy which will be necessary to serve housing developments. It should be consulted by intending developers before beginning design work.

Highway Access

- 6.315. Most forms of development will require access from a highway for its occupiers or users, or for servicing. Planning permission is not always required for the formation of a new access, but generally the position and design of the access will be a key part of a development proposal, and its design will need to take particular account of highway safety.

6.316. Policy DES12

Development proposals must provide satisfactory access to the highway network, where this is needed, and not cause or increase danger to road users.

Housing

'Windfall' Sites

14.22. Whilst there are no specific proposals for further housing development in the village in the Bournemouth, Dorset and Poole Structure Plan, it is envisaged that development will also continue on 'windfall' sites within the built-up area during the Plan period, including infilling and redevelopment with conventional and other more specialised forms of housing development. By their nature, the numbers of these sites arising are hard to forecast, depending as they do on the varied decisions of private landowners. The village has already undergone substantial expansion in recent years and further extensions to the village would be unlikely to add significantly to the local facilities while it would increase the pressures on local infrastructure, including the road network. The area of the village within which further development or redevelopment of land for housing may be permitted under Policy HODEV1 (para 6.159) is shown on the Proposals Map. Development on windfall sites will be permitted subject to the policies set out in Chapter 6.

14.23. Policy A1

Housing development in Alderholt will be permitted under Policy HODEV1 within the policy envelope defined on the Proposals Map.

Affordable Housing

14.24. In common with the rest of East Dorset, Alderholt is an area of relatively high house prices. It is likely that this will lead to a continuing need for 'affordable' housing for local people throughout the Plan period. Under Policy HODEV5 (para 6.188), the Planning Authority will seek to negotiate that a suitable proportion of housing on all larger sites, including 'windfall' sites, should be provided to meet this need, taking into account the housing situation at the time, and the character of the site.

14.25. The proportion of this type of housing on any individual site will be determined in the light of the need for affordable housing at the time of development and through negotiation with the intending developers. It will be a requirement that secure arrangements are made to ensure that the benefit of the affordable housing is enjoyed by successive as well as by initial occupiers.

14.26. However, it is likely that 'windfall' sites within the existing built up area of Alderholt will generally be small. There may be a further opportunity to provide some affordable housing as an exception to policy on land within or immediately adjoining the village policy envelope which would not normally be released for development. Guidance on this form of housing scheme is provided in Chapter 6, paragraphs 6.189 - 6.192 and Policy HODEV6.

Flats

14.27. The redevelopment of sites for flats has been a continuing issue in the District Plan area generally, and to a small extent in Alderholt. This has been particularly the case along Station Road and to the rear of Attwood Cottages. The Local Plan makes no specific proposals for the redevelopment of such sites in Alderholt but further policies on housing development generally are contained in Chapter 6. Policy for the control of specialist elderly persons' accommodation is set out separately in Chapter 6, Policy HODEV3 (para 6.167).