

Sample Policies



Housing

4.12 Policy - Density, Footprint, Separation, Scale and Bulk

New development should be similar in density, footprint, separation, scale and bulk of the buildings to the density footprint, separation, scale and bulk of buildings in the surrounding area generally and of neighbouring properties in particular, unless it can be demonstrated that the proposed development would not harm local character.

4.121 New development should enhance and reinforce the local distinctiveness of an area and proposals should show clearly how the general character, scale, mass and layout of the site, building or extension fits in with the “grain” of the surrounding area within Design and Access Statements.

All new development must respect:

- a Established building lines and arrangements of front gardens, walls, railings or hedges, where such features are important to the character and appearance of the area
- b Established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street
- c The separation between buildings, and between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of neighbouring properties.
- d Should be small in scale and retain the open spaces surrounding settlements, and those spaces identified in the Conservation Area for Stevington (see relevant Map)
- e Extensions to properties should be of a subordinate scale to the original building
- f Infill developments should be in keeping with the scale of the immediate surrounding area and not adversely affect neighbouring properties by way of privacy and outlook or amenity
- g The use of street lighting is discouraged unless it is deemed necessary for reasons of safety, in which case it should be sympathetic in design and luminosity to the surrounding area. Street lighting is not supported in any of the conservation areas

4.12.2 New development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings, care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.

Proposals should not feature designs specific to a generic “scheme” and should display how they take account of the locally distinctive character of the area in which they are to be sited within Design and Access Statements.

