

11 Built Environment

Development Control

Policy BAS BE12

Planning permission for new residential development, and for the alteration and extension of existing dwellings, will be refused if it causes material harm in any of the following ways:-

- i. Harm to the character of the surrounding area, including the street scene;
- ii. Overlooking;
- iii. Noise or disturbance to the occupants of neighbouring dwellings;
- iv. Overshadowing or over-dominance; and
- v. Traffic danger or congestion.

11.1 The Council's Development Control Guidelines aim to ensure that only development of a satisfactory design and layout takes place. It is the responsibility of the Council through the development control process to ensure that new development does not impinge unreasonably on the residential and visually amenities of adjoining residents. These standards will apply to all new residential development, and, where appropriate, other types of development.

11.2 The Council's Development Control Guidelines are available in the form of a planning guidance booklet as Supplementary Planning Guidance, which is available to the public. They will be monitored and reviewed when and where appropriate.

Areas of Special Development Control Policy

Policy BAS BE13

Within the settlement of Ramsden Bellhouse, as defined on the Proposals Map, new residential development will be expected to conform to the following criteria, in addition to the Council's Development Control Guidelines:-

- i. Minimum plot frontages:-

Church Road	18.5 metres
Glebe Road	24.6 metres
Homestead Road	18.5 metres
Orchard Avenue	24.6 metres
Ramsden Park Road	24.6 metres

- ii. Bungalows and chalets will only normally be permitted, and all new dwellings/structures, other than those set wholly in the back gardens, should be set a minimum of 2.5 metres from the flank boundaries of the site; and
- iii. The front walls of new dwellings shall normally be located between 6 and 10 metres from the highway boundary, with development only taking place along existing built up frontages.