

# Housing and Community Facilities

## Section 5

### Policy

#### HCF1 Protecting Residential Amenity and Community Facilities

##### A Residential Areas

There is a presumption against developments detrimental to residential amenity in primarily residential areas. Developments of an ancillary nature may be acceptable (e.g. guest houses, children's nurseries, medical surgeries or retail for local needs) subject to impact on residential amenity and provision for servicing and parking.

##### B Community Facilities

The Council will maintain community well-being in residential areas by protecting those community facilities shown on the proposals map.

- 1 Community Facilities
- 2 Town Parks and Community Parks

**Playing fields and sports pitches should not be re-developed except where:**

- The proposed development is ancillary to the principle use of the site as a playing field
- The proposed development involves a minor part of the playing field which would not affect its use and potential for sport and training
- The playing field which would be lost would be replaced by a new playing field of comparable or greater benefit for sport and in a location which is convenient for its users, or by the upgrading of an existing playing field to provide a better quality facility either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing field capacity in the area; or

A playing field strategy prepared in consultation with SportScotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision

# Development Strategy

## **DSP4 Quality of Development - all Development Strategy Policies (DSP1-4) apply to all applications for planning permission**

**Development will only be permitted where high standards of site planning and sustainable design are achieved.**

**Where appropriate, proposals will need to demonstrate that:**

- 1 an appraisal has been carried out of the existing character and features of the site and its setting - including: ground stability and contamination, identity, connections, landscape, biodiversity, heritage or amenity value**
- 2 existing rights of way or features of natural or historic environment interest (including stone buildings) will be safeguarded or enhanced - including: archaeological, historic environment, landscape features and wildlife interests**
- 3 the proposed development takes account of the site appraisal and any evaluation of design options, and achieves a high quality development in terms of:**
  - a establishing a clear vision for the site with design principles which lead to the creation of a distinct, successful place addressing: siting; overall layout; density; form; scale; height; massing; proportion; detailing; colour; materials, and open space issues
  - b providing a safe, inclusive, convenient and welcoming development addressing: personal safety, security and crime prevention; adaptability; safe, secure, and convenient access into and through the development that is attractive to pedestrians, cyclists, and people with disabilities; integration with public transport, green networks and wider links; access for cars, where required, being safe for all road users, and appropriate parking or traffic calming being well located and integrated
  - c addressing energy, resources and waste issues in order to create a sustainable development with a low ecological footprint including: reducing energy need; encouraging sustainable construction; promoting health and wellbeing; reducing waste and resources used through effective storage collecting and composting of waste and recyclable materials, and measures which reduce CO2 emissions and encourage low and zero-carbon approaches
  - d mitigating any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality Management Areas
  - e ensuring that water body status is protected and, where possible, enhanced: status includes physical characteristics, so proposals such as culverting will only be considered where no other practical option exists. Foul water should connect to the public sewer - alternatives to this will only be permitted where no public system exists and the alternative does not pose an environmental risk. Sustainable Urban Drainage Systems should be adopted within site design and appropriate details require to be submitted with any planning application and
  - f integrating successfully into the local area and avoiding harm to the neighbouring amenity by relating well to the existing context and avoiding adverse impact on existing or proposed properties through overlooking, loss of privacy or amenity, overshadowing, or disturbance
- 4 adequate provision has been made for the development and maintenance of landscaped open space areas and for linking to and enhancing open spaces and green networks**

*Generally it will be appropriate to demonstrate compliance with the objectives of policy DSP4 through submission of design and access statements in line with relevant Scottish Government Planning Advice Notes. The Council will set out its expectations in Supplementary Planning Guidance.*



## Open space guidelines: Space around dwellings

### Minimum space standards

#### Each plot should provide:

- A minimum front garden depth of 6 meters
- A minimum rear garden depth of 10 meters
- A minimum rear garden area of 70 square meters for plots up to 300 meters total area
- A minimum rear garden area of 100 square meters for plots over 300 meters total area
- In plots of up to 300 square meters, the garden must take up at least 60% of the site
- In plots over 300 square meters, the garden must take up at least 70% of the site

The above standards apply to all detached and semi-detached dwellings with a possible reduction for terraced dwellings.

#### Detached dwellings should have:

- A minimum side garden width of 5 meters to be provided on the basis of 2.5 meters either side or alternative side distances of 2 and 3 meters
- An overall minimum side garden width of 4 meters may be provided where the dwelling house has an integral garage and the minimum distance between the side walls of the adjacent dwelling house is 4 meters

#### Semi-detached and terraced dwellings should have:

- A minimum side width of 3 meters
- The minimum distance between the side walls of adjacent dwelling houses may be reduced to 4 meters where dwellings have integral garages
- In any instances where a rear garden backs onto a side garden, the minimum rear garden depth may be reduced
- With respect to detached, semi-detached and terraced dwelling houses, planning conditions may be imposed to ensure a minimum distance between dwelling houses of 4 meters.

#### Flatted developments, nursing homes and sheltered housing complexes should have:

- 20 square meters garden space per bedroom

#### Notes for guidance:

- Minor variations of these standards could be acceptable to take account of topographical features, adjacent developments and other requirements of planning consents
- These standards may be used as a reference point when considering development of individual plots or infill developments in existing town centres