7.65 RES.11 IMPROVEMENTS AND ALTERATIONS TO EXISTING DWELLINGS

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLING SHOULD MEET THE FOLLOWING CRITERIA:

• IT SHOULD RESPECT THE SETTING, DESIGN, SCALE, AND FORM AND MATERIALS OF THE ORIGINAL DWELLING;

• IN THE GREEN BELT, AREAS OF SPECIAL COUNTY VALUE, GREEN GAPS, CONSERVATION AREAS AND IN THE OPEN COUNTRYSIDE, THE ORIGINAL DWELLING MUST REMAIN AS THE DOMINANT ELEMENT WITH THE EXTENSION SUBORDINATE TO IT;

• IT SHOULD NOT RESULT IN A LOSS OF AMENITY TO NEIGHBOURING PROPERTIES, BY REASON OF ITS SCALE OR LOCATION, (IN ACCORDANCE WITH POLICY BE.1); AND

• THERE SHOULD BE NO LOSS OF PARKING SPACE REQUIRED TO MEET THE STANDARDS SET OUT IN APPENDIX 8.1.

Justification

7.66 Extensions to the original dwelling and other home improvements should enhance the character and appearance of the Borough. Homeowners will be encouraged to adopt a positive approach to the improvement of housing. It is important that the character of the original dwelling is maintained. The original dwelling must therefore remain as the dominant element that is the extension must not result in the creation of a dwelling that is double or more than double the size of the original dwelling. Alterations and extensions should harmonise with the existing building, particularly where they involve locally important features such as materials or detail of design. Proposals therefore should have respect for the existing building, surrounding properties and the environment. Proposals for house extensions should take into account the Borough Council's Development Control Guidance on House Extensions.

7.67 The original dwelling is defined as: “That which existed on 1 July 1948 or the dwelling as originally built, whichever is the most recent.”

The first criterion of the policy was inadvertently omitted from the published written statement.