

Amended Policy DM3 and supporting text

- 2.24 As well as the design Policy DM1, Policy DM3 also ~~provide guidance~~ [wording deleted] provide criteria, in no particular order, towards what the Council believes to be a decent home that safeguards the amenity of its inhabitants, neighbours and the local community.
- 2.25 The Council may deem it necessary to reference national guidance on housing quality, particularly that from the Homes and Communities Agency (HCA), who cite the Housing Quality Indicators of 2008 as a good grounding for assessing the standard of proposed new homes. As with design, this is a dynamic and changing subject area. ~~It is however, considered that a standard for internal space that is appropriate in new build housing is to provide at least a minimum of liveable space.~~ [wording deleted] For general guidance purposes only, the Council will seek to achieve minimum internal floor areas of dwellings as follows; 1 bedroom/2 person 42m², 2 bedroom/3 person 56m², 2 bedroom/4 person 60m², 3 bedroom/4 person 65m² 3 bedroom/5 person 71m² and 4 bedroom/6 person 90m². The management and orientation of ~~that space~~ internal floor space can be negotiated on a site specific basis.
- 2.26 The Council also wishes to ensure that satisfactory areas of private garden space are provided for new homes and in particular, where family size houses are proposed. As a general guideline, the Council will seek the provision of private garden space (normally, but not necessarily, at the rear) of at least 10 metres in length, although each proposal will be considered on its planning merits having regard to the nature and physical constraints on the site.

Policy DM3 – General Amenity

In order to achieve a good living standard for future users of proposed development and its neighbours it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes. Permission will be given for development where:

- a) The use of the scale, form, height, mass and density of any building or buildings, reduces or avoids any adverse impact on the amenity (privacy, over shadowing, loss of daylight) of neighbouring properties;**
- b) There is adequate space for storage of waste and the means for its removal (where appropriate, turning areas for refuse vehicles). This includes provision for the general management of recyclable materials. Space will also be required for necessary servicing areas, ancillary structures and landscaping;**
- c) There is a means of landscaping that contributes to crime prevention; a permeable and legible green infrastructure network of routes and spaces to create a public realm that is attractive, overlooked and safe;**
- d) Considerate design solutions for the spaces between and around buildings are shown. This should respect the character of the surroundings; a well-designed scheme in terms of private, semi-private and public open space, to include, where appropriate, the provision of public art;**

- e) Arrangements are in place for the future maintenance of any public areas;
- f) Dwellings are designed to allow residents to live comfortably and conveniently with sufficient internal space. The ~~guidelines for minimum internal floor areas are: 1 bedroom/2 person 51m²; 2 bedroom/3 person 66m²; 2 bedroom/4 person 77m²; 3 bedroom/5 person 93m²; 4 bedroom/6 person 106m²;~~ **[wording deleted from Policy]**
- g) Appropriate levels of private external space are included, especially for larger homes designed for family use (dwellings with two or more bedrooms). ~~In respect of proposed family dwellings the Council would expect to see the provision of private garden space (normally at the rear), of at least 10 metres in length;~~ **[wording deleted from Policy]**
- h) It can be adequately demonstrated that there is no safety risk to the public, and that development is appropriately protected from any existing facilities that may affect amenity; or example busy roads, waste water treatment works etc.