

degree of privacy, provide a reasonable outlook, and help in minimising the risk of crime as advised in PPG1 and Circular 5/94 'Planning Out Crime'. In this respect consultation will be carried out with the Architectural Liaison Officer of the Nottinghamshire Constabulary. The provision of satisfactory boundary treatment can help to create private areas and, with the use of good quality materials and sensitive design, provide interest in the street scene.

- 5.83 The main elements in creating an interesting, pleasing and safe environment are the siting, design and external appearance of dwellings. Developments should contain a variety of designs with varied building lines, where appropriate, and be constructed in good quality materials which reflect the character of the area. Each dwelling must have a satisfactory means of access and adequate off-street parking space to avoid on-street congestion. A high standard of landscape treatment is required which should generally contain a mixture of tree and shrub planting, including where appropriate, semi mature trees and small copses. Wherever possible, and certainly in relation to large scale developments, a landscaping framework utilising native species should be provided reflecting the objectives of the Greenwood Community Forest Plan. Hard surfacing in good quality materials will be encouraged. Further advice is contained in Supplementary Planning Guidance No.1 published separately by the Council.

### **RESIDENTIAL CARAVANS AND MOBILE HOMES**

- 5.84 Because caravans and mobile homes (excluding gypsy sites) can have significant effect on the environment and amenity of an area, their location should generally be treated in the same way as permanent buildings. In certain circumstances, particularly on agricultural holdings, it may be desirable to allow the temporary location of a residential caravan in order to test the need for a permanent dwelling. Proposals for the location of caravans and mobile homes in general will be considered within the context of policy HG5.

### **PUBLIC OPEN SPACE IN NEW RESIDENTIAL DEVELOPMENTS**

**POLICY HG6 RESIDENTIAL DEVELOPMENT WILL ONLY BE PERMITTED WHERE OPEN SPACE IS PROVIDED TO MEET THE FOLLOWING REQUIREMENTS:-**

- a) ON SITES OF TWO HECTARES AND ABOVE, A MINIMUM OF 10% OF THE GROSS HOUSING AREA WILL BE PROVIDED AS OPEN SPACE,
- b) ON SITES OF LESS THAN TWO HECTARES AND MORE THAN FIVE DWELLINGS THE AMOUNT OF OPEN SPACE REQUIRED WILL BE ASSESSED BY TAKING INTO ACCOUNT THE TYPE OF HOUSING PROPOSED AND THE EXTENT OF, AND ACCESSIBILITY OF THE SITE TO EXISTING OPEN SPACE IN THE LOCALITY.

**WHERE IT IS NOT APPROPRIATE TO PROVIDE OPEN SPACE WITHIN A SITE BOUNDARY, A PLANNING OBLIGATION WILL BE NEGOTIATED TO ALLOW A SUM TO BE PAID TOWARDS:**

- i) EXISTING OPEN SPACE PROVISION TO BE IMPROVED, OR
- ii) NEW OPEN SPACE TO BE PROVIDED ELSEWHERE, OR
- iii) COMMUNITY WOODLAND PLANTING OR APPROPRIATE NATURAL HABITAT CREATION SCHEMES TO BE UNDERTAKEN.

- 5.85 The Authority places great value on the provision of public open space within new residential development, not only as a recreation amenity, but also as a contribution towards the quality of the environment. New residential developments should, where appropriate, contribute to open space provision either by the creation of additional areas or the improvement of existing facilities in the locality. The provision of new woodlands within residential development, which contribute towards the Community Forest and which form part of this open space provision, will be encouraged. Generally, the Authority will require an area of land not less than 10% of the

gross housing area to be laid out as open space and, where appropriate, equipped for public recreation. The area must be safe, well related to dwellings and be of a shape and gradient to facilitate maximum usage and ease of maintenance. On some developments including those with a gross area of less than two hectares, it may be inappropriate to require on site public open space where small unmanageable sites will result, where the development proposed is unlikely to generate the need for open space, or where such sites may be in close proximity to existing facilities where duplication would be unnecessary.

- 5.86 Where open space provision on a site is inappropriate, unnecessary or better provided elsewhere, the Authority may require the payment of a commuted sum to facilitate off-site provision. This could take the form of upgrading existing areas of the locality or providing new facilities close by, including Community Forest projects. The commuted sum will be calculated in accordance with the Authority's scale of charges, which will be regularly updated, and secured by means of a negotiated planning obligation.
- 5.87 It is recognised that small developments of less than 5 dwellings and certain types of new residential development, such as elderly sheltered accommodation and residential care facilities, have different functional and operational requirements. In such cases neither the provision of public open space nor the payment of a commuted sum will be required.

## **RESIDENTIAL EXTENSIONS**

**POLICY HG7 EXTENSIONS OR ALTERATIONS TO EXISTING RESIDENTIAL PROPERTIES WILL BE PERMITTED WHERE THEY WILL NOT ADVERSELY AFFECT:-**

- a) THE VISUAL AMENITY OF THE LOCALITY,
- b) THE RESIDENTIAL AMENITY OF NEIGHBOURING PROPERTIES, AND
- c) HIGHWAY SAFETY.

- 5.88 Extending or altering a residential property can have an adverse impact on the visual amenity of a locality if it is poorly designed or constructed with inappropriate materials. This can affect both the property itself and the street scene, making the development unacceptable. In addition, residential extensions can adversely affect neighbouring properties by loss of privacy from overlooking or massing, and overshadowing due to the size, extent and position of the proposal. In such cases it is often possible to reduce, relocate or redesign an extension to make it more acceptable. The Authority must also be satisfied that a proposed extension will not adversely affect highway safety due to its proximity to a highway or its position in relation to visibility splays. In addition, on site car parking facilities must be safeguarded. Further advice is contained in Supplementary Planning Guidance No.2 published separately by the Council.

## **RESIDENTIAL CARE FACILITIES, HOUSES IN MULTIPLE OCCUPATION, BEDSITS, FLATS AND HOSTELS**

**POLICY HG8 DEVELOPMENT OF RESIDENTIAL CARE HOMES, HOUSES IN MULTIPLE OCCUPATION, BEDSITS, FLATS AND HOSTELS WILL BE PERMITTED WHERE:-**

- a) THE AMENITY OF NEIGHBOURING PROPERTIES IS PROTECTED,
- b) ITS DESIGN IS ACCEPTABLE IN TERMS OF APPEARANCE, SCALE AND SITING,
- c) IN THE CASE OF RESIDENTIAL CARE HOMES THE OUTLOOK FROM BEDROOMS AND COMMUNAL ROOMS IS ADEQUATE,
- d) ADEQUATE PRIVATE GARDEN IS PROVIDED,
- e) BOUNDARY TREATMENT PROVIDES AN ACCEPTABLE STANDARD OF PRIVACY AND VISUAL AMENITY,
- f) ACCESS FOR VEHICLES AND PEDESTRIANS INCLUDING DISABLED PEOPLE, IS SAFE AND CONVENIENT,