

Single House Plot Development

Planning Guidance Note

Introduction

The Council receives many applications for house development, most commonly resulting from the sub-division of an existing house feu, and may involve single houses, semi-detached or flatted dwellings.

Any proposal of this nature will be assessed against the following guidance.

Format of Guidance

This Guidance Note should also be read in conjunction with the Guidance Notes on Daylight and Intervisibility of Windows and Residential Layout and Redevelopment.

All planning guidance notes are material considerations in the assessment of planning applications and shall be afforded significant weight in the decision making process. Failure to comply with Guidance Notes may be a reason for refusal of planning consent.

Planning Framework

East Dunbartonshire Local Plan 2, Policy DQ1 – Assessing Proposed Uses states that *“developments should enhance and certainly not reduce the amenity and character of the surrounding area”*.

Policy Guidance

Plots

The plot(s) should:

- be of appropriate scale, size and shape to allow the completed development to reflect existing feus in the locality and the character of the surrounding area;
- include a meaningful area of private (i.e. rear) garden ground, commensurate with the amenity needs of the dwellinghouse in question (see Guidance Note on Residential Layout and Developments);
- have adequate road frontages including unshared vehicular access to each plot;
- have adequate car parking and vehicle access arrangements in compliance with the current Road Standards; and,
- be capable of development without significant loss of trees.

The plot(s) should not:

- deprive an existing house of adequate and reasonable private garden ground (see Guidance Note on Residential Layout and Developments);
- be heavily treed; and,
- result in development which would have an adverse impact on the amenity of the surrounding properties in terms of noise and disturbance created by access and parking arrangements.

Buildings

The building(s) should:

- be of a form and scale appropriate to the existing character and amenity of the area;
- generally conform in appearance to that of adjacent buildings;
- have adequate distance between dwellings reflecting the surrounding area; and,
- be designed to conform with local building lines.

The building(s) should not:

- infringe the reasonable daylight or privacy standards of the adjacent properties (see Guidance Note on Daylight and Intervisibility of Windows); and,
- generally be flat roofed, unless that is part of the local vernacular.

Backland Development

Backland development (i.e. development to the rear of the property) can create many of the problems outlined above. It can often:

- fail to reflect the character of the surrounding area;
- have shared vehicle access;
- deprive an existing house of adequate garden ground; and,
- create a detrimental impact on the privacy and amenity of the surrounding immediate properties, in particular any existing property on the original site, in terms of overlooking and additional noise and disturbance created by proposed access and parking arrangements.

As a result, the Council will resist proposals for backland development unless all of these issues can be satisfactorily addressed.

Conservation Areas and Townscape Protection Areas

Where developments are proposed in Conservation Areas and Townscape Protection Areas, applicants are advised that high standards of design will be required. Particularly high standards of design are also expected where proposals affect the setting of Listed Buildings and further advice is given in the Guidance Note on Historic Environment.