

Established Residential Zones**POLICY RC1**

PROPOSALS FOR NEW DEVELOPMENT WITHIN ESTABLISHED RESIDENTIAL ZONES SHOULD NORMALLY:-

- (i) RESPECT THE EXISTING SCALE, HEIGHT, MASSING AND PREVAILING DENSITY OF SURROUNDING RESIDENTIAL DEVELOPMENT;
- (ii) RETAIN AND ENHANCE THE AMENITY VALUE OF GREEN SPACES DESIGNATED UNDER POLICY L3;
- (iii) RETAIN GARDENS, INCIDENTAL GREEN SPACES, AND GAPS BETWEEN BUILDINGS WHERE THESE CONSTITUTE IMPORTANT ELEMENTS IN THE CHARACTER OF THE AREA WITHIN THE ZONE; AND
- (iv) RESPECT AND WHERE POSSIBLE, ENHANCE THE EXISTING HOUSING LAYOUT.

DEVELOPMENT ADJACENT TO A RESIDENTIAL CHARACTER ZONE SHOULD ALSO RESPECT THE CHARACTER AND AMENITIES OF THE ADJOINING AREA.

POLICY H14

PROPOSALS FOR NEW DEVELOPMENT OR CHANGES OF USE WITHIN ESTABLISHED RESIDENTIAL ZONES SHOULD COMPLY WITH THE FOLLOWING:

- (i) ACCORD WITH DESIGN CRITERIA AND ACHIEVE SATISFACTORY AMENITY AND PRIVACY STANDARDS IN ACCORDANCE WITH APPENDICES 1 AND 7;
- (ii) PROVIDE PLAYSPACE FOR CHILDREN AND PUBLIC OPEN SPACE IN ACCORDANCE WITH POLICIES H21 AND H22, AND APPENDIX 7;
- (iii) PROVIDE SATISFACTORY ARRANGEMENTS FOR ON AND OFF-SITE PARKING, IN ACCORDANCE WITH POLICIES T3, AND T4 AND APPENDIX 10;
- (iv) HAVE NO SIGNIFICANT ADVERSE EFFECT ON THE HIGHWAY NETWORKS IN TERMS OF TRAFFIC GENERATION AND HIGHWAY SAFETY;
- (v) ENSURE THAT THE DEVELOPMENT DOES NOT REDUCE OPPORTUNITIES FOR USES THAT HAVE LIMITED LOCATIONAL OPPORTUNITY;
- (vi) RETAIN DESIGNATED GREEN SPACES, INCIDENTAL GREEN SPACES, AND GAPS BETWEEN BUILDINGS THAT CONTRIBUTE TO THE CHARACTER OF THE AREA AND CREATE LOCAL DIVERSITY; AND
- (vii) RETAIN GARDENS OF A SIZE AND FORM APPROPRIATE TO THE HOUSING THEY SERVE, AND THE CHARACTER OF THE AREA.