

APPENDIX I

AREAS OF SPECIAL RESIDENTIAL CHARACTER

General guidelines

- I.1 In considering areas for designation as Areas of Special Residential Character, the Council will have regard to the following criteria:
- (i) there should be a sufficient number of properties to form an area of distinctive character. The area should be well established, readily identifiable and coherent;
 - (ii) the majority of properties should generally have the same readily identifiable characteristics (e.g. high spatial standards, similar materials, well-landscaped frontages);
 - (iii) the boundary should be easily defined and defensible; and
 - (iv) the areas defined should be primarily residential in character.
- I.2 When considering applications for new development in Areas of Special Residential Character (ASRCs), the Council, as well as applying the general housing policies in Chapter 4 of the UDP, will pay particular regard to Policy H10 and the following development control guidelines for such areas:
- (i) developments likely to erode the individual quality and character of the ASRCs will be resisted. Reference will be made to the description of areas given below for a determination of individual quality and character.
 - (ii) residential density shall accord with that existing in the area.
 - (iii) spatial standards of new development (plot width, garden depth and plot ratio) shall accord with the general pattern in the area.
 - (iv) the general height of existing buildings in the area shall not be exceeded.
 - (v) the space between a proposed two or more storey development and the side boundary of the site should accord with that prevailing in the area.
 - (vi) backland development will not be permitted.
 - (vii) new development will be required to take account of existing front and rear building lines.
 - (viii) existing mature trees and landscaping shall be retained wherever possible.
 - (ix) conversions, where appropriate, will only be acceptable where they do not alter the external appearance of the building.
 - (x) proposals, including conversions that are likely to significantly increase the proportion of hard surfacing in front of existing properties, will be resisted unless accompanied by satisfactory landscaping proposals.
 - (xi) materials shall match or complement those in adjoining existing developments.
 - (xii) areas of land indicated as Urban Open Space on the Proposals Map will not be developed for any purpose.