

Waste Recycling Facilities in New Development

4.75 National planning policy requires that attention is paid to minimising waste as part of sustainable development and policies should make provision for the infrastructure needed to support waste management including recycling.

Approach

4.76 The Council is committed to reducing waste and the Local Plan requires the reuse, recycling and composting of waste material as a priority over disposal to landfill. Provision for the disposal of waste including separation for recycling is integral to the convenience afforded to occupiers and users. The Council expects waste facilities to be integrated into design so that they operate effectively and do not look out of place.

4.77 The management of waste in flatted properties poses particular challenges which need to be incorporated into the design of a building from the outset. Where flatted development includes basement, undercroft or other similar parking provision, the servicing of waste management and collection should avoid compromising the quality and provision of amenity space, forecourts or active ground floor frontages.

Policy DM11 Waste Recycling Facilities in New Development

- A. All development which generates waste will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must:
- (i) ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site;
 - (ii) provide accessible and safe access to on-site storage facilities, both for occupiers and collection operatives including vehicles; and
 - (iii) be located and screened to avoid nuisance and adverse impact on visual and other

amenity to occupiers and neighbouring uses; and

- (iv) for mixed use development, suitably separate household and commercial waste.

B. Proposals for new flatted residential development will be required to make provision for:

- (i) adequate storage space within each flat, allowing for separate storage of recyclable materials; and
- (ii) adequate communal storage for waste, including separate storage for recyclables and organic material for composting pending its collection.

Subterranean, Basement Development and Lightwells

4.78 Development of basements and subterranean rooms below gardens, particularly in established residential areas, has become an increasingly popular way of gaining additional space in homes. Like many other authorities in areas with high property values, the District has experienced an increase in the number of planning applications for basement development in recent years.

Approach

4.79 It is important that basement development is carried out in a way that does not harm the amenity of neighbours, compromise the structural stability of the host building, adjoining properties, increase flood risk or damage the character of the area, historic or natural environments in line with national planning policy. It should be noted that the Council uses the term basement development as a collective term to capture basement as well as subterranean development and extensions to existing basements.

4.80 The Council will seek to control the overall size of basement development to protect the character and amenity of the area, the quality of garden space and vegetation and to minimise the impact of construction on neighbouring properties. A basement that is no deeper than

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one full storey below ground level is often the most appropriate way to extend a building below ground to avoid adverse impacts. Criterion B(i) of this Policy states that basements should not comprise more than one storey. The Council considers a single storey for a basement to be approximately three to four metres in height. Basement development should not exceed 50% of each area of garden within the curtilage of the property. Where properties have larger gardens, basement development will be limited to a smaller percentage of the garden area to ensure that development remains subordinate to the main property.

4.81 Some development falls within the scope of permitted development. However, where control can be exercised the Council will seek to manage adverse impacts. Where appropriate, applicants will need to submit specific information as part of any planning application to demonstrate that these impacts can be addressed. Applications should be supported by sufficient information to be able to assess the impact of the proposed development in accordance with the Council's Local List of Validation Requirements.

4.82 The introduction of lightwells where they are not an established and positive feature of the streetscape can harm the character or appearance of an area. External visible elements may be permitted where they are sensitively located and designed to avoid light pollution and harm to the existing character and appearance of the building, streetscape and gardens in the vicinity.

Policy DM12 Subterranean, Basement Development and Lightwells

- A. Basements will only be permitted where it can be demonstrated that the proposal:
- (i) will not adversely affect the structural stability of the host building, neighbouring buildings or other infrastructure, including the adjoining highway, having regard to local geological conditions;
 - (ii) does not increase flood risk to the property and adjacent properties from any source;

- (iii) avoids harm to the appearance or setting of the property or the established character of the surrounding area;
- (iv) will not adversely impact the amenity of adjoining properties by reason of noise, light pollution or increased levels of internal or external activity; and
- (v) will conserve or enhance the local natural and historic environment.

- B. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:
- (i) not comprise of more than one storey; and
 - (ii) not exceed 50% of each area of garden within the curtilage of the property.
- C. Applications should demonstrate through the submission of a Construction Management Statement that the construction:
- (i) will not cause harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and
 - (ii) will minimise construction impacts such as noise, vibration and dust for the duration of the works.
- D. The Council will not permit basements which include habitable rooms or other sensitive uses in areas prone to flooding and where there is no satisfactory means of escape from flooding.
- E. In determining planning applications for lightwells, the Council will permit development proposals which protect:
- (i) the architectural character of the building; and
 - (ii) the character and appearance of the surrounding area.
- F. In determining proposals for basements the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate a Basement Construction Management Statement in accordance with the Council's Local List of Validation Requirements.

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- G. Within the Green Belt basement developments may be considered acceptable provided they do not result in disproportionate additions over and above the size of the original building or have a greater impact on the openness of the Green Belt, either themselves or cumulatively with other developments.

Advertisements

- 4.83 The term ‘advertisement’ covers a wide range of advertisements and signs. Some advertisements benefit from “deemed consent”, as set out in the Control of Advertisement Regulations, which means that the permission of the Council as local planning authority is not required. “Deemed consent” depends on the size, location, siting and illumination of the advertisement. Other advertisements will always need consent.
- 4.84 When determining applications for Advertisement Consent the Council can only have regard to matters relating to amenity and public safety. This Policy sets out the criteria against which amenity and public safety considerations will be assessed in the District in relation to advertisements. The design, colour, materials and positioning of all advertisements and how they are illuminated (where relevant) should respect the character and style of the host building or structure and be appropriate within the street scene.
- 4.85 Historic buildings and structures can be particularly sensitive to the change in amenity caused by advertisements that include illumination. Therefore the Council will carefully control advertisements affecting heritage assets including Conservation Areas, individual historic buildings and buildings that are locally listed. Externally illuminated fascia signs are more likely to be acceptable whilst internally illuminated box fascia signs will normally be resisted.
- 4.86 Estate agents’ boards have deemed consent rights for their display subject to conditions including the number of boards and length of time that they are displayed. The urban parts of the District and the frequency of sales and

lettings can lead to a proliferation of estate agents boards, which are not always removed within the required timescale. This results in a build-up of boards, both legal and illegal, which detract from the appearance of building façades and can cause an untidy and cluttered street scene. The Council may use its powers to secure the removal of estate agents boards where necessary and proportionate to do so.

Policy DM13 Advertisements

- A. Where Advertisement Consent is required, such consent will be permitted if the proposal respects the interests of public safety and amenity, taking into account the following criteria:
 - (i) the design, materials and location of the advertisement respects the scale and character of the building on which it is displayed and the surrounding area;
 - (ii) the proposals would not result in a cluttered street scene, excessive signage, or result in a proliferation of signs advertising a single site or enterprise;
 - (iii) any illumination will be considered in relation to its impact on visual amenity, potential for light pollution, road safety and functional need;
 - (iv) Internally illuminated signs will not be permitted where harm is caused to heritage assets including Listed Buildings and Conservation Areas; and
 - (v) to safeguard residential and visual amenity, illuminated signs will not be permitted in residential areas to protect the general characteristics of such areas.

Shopfronts and On Street Dining

- 4.87 There is a need for a policy to ensure that proposals for new shopfronts are of a high quality and relate well to the scale and character of the original building and surrounding area. Attractive shopfronts make a positive contribution to local distinctiveness and can enhance the vitality of the retail frontage as well as the wider area.

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