

Infill Residential Development

SUPPLEMENTARY ADVICE NOTE NO. 2

Introduction

This leaflet aims to assist people wishing to develop one or more houses on gap sites, garden ground or vacant spaces in existing towns and villages. It is not designed to guide development of houses in the countryside or major new housing areas.

What Sites are Acceptable?

In addition to the sites specifically allocated for housing development in the Local Plan, a wide range of small sites in towns and villages may also be suitable.

Infill and Gap Sites in housing areas may become available through the removal of incompatible, non-housing uses or through the clearance of existing buildings.

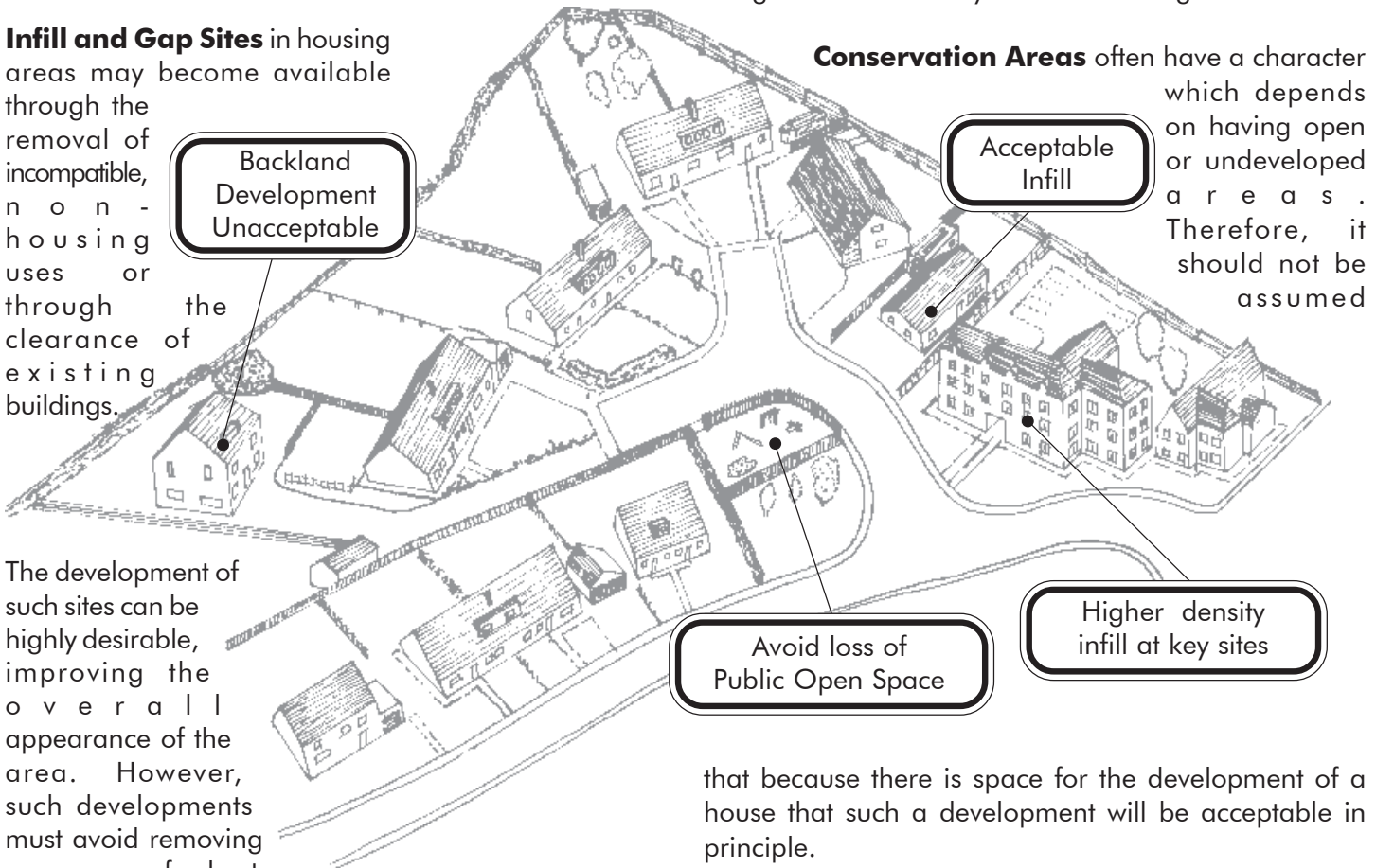
The development of such sites can be highly desirable, improving the overall appearance of the area. However, such developments must avoid removing open areas of value to the community simply to "cram" in additional housing.

Sub-division of Garden Ground may be acceptable if this can be achieved with reasonable amenity for both existing and new houses. The sub-division should create sites for existing and new houses which are compatible in size and layout with those in the surrounding area. Where existing houses have been built in a regular pattern, it is important that plots are sufficiently large to allow the infill house to be of a similar mass and on a similar building line to its neighbours. Normally, the best arrangement is achieved with new and old houses

side by side (tandem development), both having a street frontage and each having an acceptable area of private rear garden. There is unlikely to be consent for a new house built in the rear garden of an existing house (backland development) where a reasonable degree of privacy is unlikely to be achieved.

Town and Village Centres can offer special opportunities for residential development. There may be scope for a higher density of housing development, housing over commercial premises and a building design which is visually more interesting.

Conservation Areas often have a character which depends on having open or undeveloped areas. Therefore, it should not be assumed



that because there is space for the development of a house that such a development will be acceptable in principle.

What will make an acceptable design?

The character of the surrounding area should be assessed. This should offer guidance on the most appropriate plot and building size for the area. If the site lies within a historic or conservation area it will give an indication of the materials and style of building likely to be acceptable. If the site is on a corner site or at a "focal point" there may be scope for a more eye-catching design or materials.

Prior to drawing up a detailed design, it is important to identify existing landscape features. The design and

siting of a house should avoid destroying such features, which can add greatly to the attractiveness of the development. The location of services in and beside the site can also be a major factor.

Access and parking standards are set by the Council's Environmental Services Department. Under normal circumstances, full compliance with the Standards would be expected. However, these may be reduced in town and village centres where there is spare on/off street public parking capacity outwith normal business hours or where the required building form/density precludes the provision of sufficient off-street parking.

The design of the new house should ensure privacy both indoors and outdoors for new and existing houses. To achieve this, windows for bedrooms, kitchens and sitting rooms should not directly overlook neighbouring plots and on rear elevations there should be a minimum of 18m from windows on houses directly opposite.

The ground area occupied by existing and proposed houses, after excluding garage/garage space should not normally exceed 25% of the individual plots. Properly screened private amenity space should be a minimum of 100m² for detached houses and 75m² for semi-detached or terraced houses. It is preferable that garden ground for flats is communal, to avoid over elaborate boundary treatment. There should normally be provision for external clothes drying areas and bin storage areas screened from public view.

Special Cases

The Council is sympathetic to the construction of flats over shops where this will permit a more attractive form of development and give additional security to the premises.

With a growing number of elderly people in the population there has been an increased demand for "granny flats". Essentially, these extensions to existing houses allow for semi-independent living by elderly relatives but are design as part of the main house, with an internal door linking the two. Where the plot is sufficiently large and an acceptable design can be achieved, these are likely to obtain consent.

Useful Addresses

Electricity: Scottish Power, 10 Fishwives Causeway, Portobello, Edinburgh (0131 2724060)

Gas: Scottish Gas, Granton House, 4 Marine Drive, Edinburgh (0131 5595000)

Telephones: British Telecom, 21 Ward Road, Dundee DD1 1BA (0800 800 865)

Ground Stability: The Coal Authority, Mining Reports Office, 200 Lichfield Road, Mansfield, Notts (0845 762 6848)

The following services can be contacted at our Environmental Services Department, Kilncraigs, Alloa Tel. (01259) 450000

○ **Roads and Footpaths**

○ **Street Lighting**

○ **Water and Drainage**

○ **Building Control**

Local Architects: details of qualified local Architects are available from the Stirling Society of Architects.

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