

From: Rhys Cannon
Sent: 04 October 2013 13:57
To: planning policy
Subject: Re. Consultation on the 'Development Management Local Plan'

Re. Consultation on the 'Development Management Local Plan'

To Whom it May Concern

I wish to write to offer an opinion on some elements of the 'Development Management Local Plan' - consultation on which I believe concludes later today at 5pm.

I write as a locally based architect who frequently operates as an agent for clients within the borough making planning applications.

I wish to specifically make comment regarding proposed policy **DM Policy 3 - Conversion of a single dwelling to two or more dwellings.**

It is our belief while the general principal of the policy, and its stated aim, to ensure there is sufficient range of housing types and sizes within the Borough is good and justifiable the wording and implementation of such a policy must be made more clear.

We would offer the following suggestions:

- The definition of a 'single dwelling' should be more clear ie. to suggest that previously sub-divided properties which are no longer considered as 'single dwellings' should not be considered under the policy.

- In regard properties which also may be exempt from the policy the definition of 'houses not considered suitable for family occupation' (point 2.54) should also be clarified. ie. justify what is required of a house to make it suitable for family occupation which we would consider includes.

a. accommodation on the ground floor or with if not on ground only with good access including private ground floor hallway areas for the stowage of children's buggies etc.
b. directly accessible external amenity, ideally at ground floor and not accessed via communal areas (for means of security and convenience of families with young children etc)... (ie. a suggested clarification of point 2.46)

We would be grateful if you could add our concerns to the comments received in relation to the consultation of the 'Development Management Local Plan'.

Kind Regards,

Rhys Cannon RIBA

Principal

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