

Motion to the Council

Madam Mayor,

Several areas of the borough were originally developed having particular regard to the character and needs of the community, styles, ~~or~~ built forms and massing to reflect the area. Many of the buildings in these areas have been the subject of alteration and/or extension through the planning process but also many have benefitted from permitted development rights which has increased the density of the area and altered the character. This applies especially to bungalow areas where increased density has created over development turning bungalows into houses.

While it is recognised that redevelopment and conversion can make an important contribution to the housing supply, the Council, having regard to the need to maintain our bungalow and small housing stock, must be minded to protect these areas from these over intensive developments by Housing developers and owners.

These changes can and have dramatically altered the character and quality of those localities not just visually but demographically as well and we are concerned to ensure we retain the remaining areas as “areas of special character”.

Regrettably bungalows as single storey buildings are particularly vulnerable to development using permitted development rights as we have seen in a recent appeal case.

It is with this in mind that we propose the Council should seek to withdraw permitted development rights in areas of special character by policy and adopting an Article 4 direction for specific areas of bungalows. In doing so we would protect these areas, maintain a balanced housing stock and enable many of our residents to remain in their own homes for as long as possible.

Proposed by Councillor Ron Woodley
Seconded by Councillor John Lamb