

**MUSWELL HILL & FORTIS ASSOCIATION**

**Proposed Amendments to**

**DEVELOPMENT MANAGEMENT DPDs 2016**

**Pre- Submission Version January 2016**

**NOTE: PROPOSED ADDITIONS ARE SHOWN IN RED AND  
PROPOSED DELETIONS IN ITALICS IN BRACKETS**

**POLICY DM33:**

**CROSSOVERS, VEHICULAR ACCESS AND ADOPTING ROADS**

A

The Council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in:

- a A reduction in pedestrian or highway safety; **or**
- b A reduction of on-street parking capacity within a Controlled Parking Zone; or
- c A visual intrusion to the street scene.

B

New access roads to new development will only be adopted where they:

- a Serve a large number of residential dwellings (generally greater than 200 units);
- b Form a link to the highway network; and
- c Form a useful extension to an existing highway.

**POLICY DM34:**

**DRIVEWAYS AND FRONT GARDENS**

A

The Council will only permit parking on front gardens where a minimum of 50% **BY AREA** [ *of existing* ] **of the relevant front garden is retained as or made into soft landscaping** [ *area is being retained*]. Any hard standing should **have drainage provision within the curtilage of the property** and reduce flooding through the use of a permeable paving material.

## **B**

**In a Conservation Area, where demolition of a boundary wall is needed for vehicle access, Conservation Area consent is required for removal of all or any part of a front boundary walls, gate, railing or hedge where any part of the relevant wall, gate railing or hedge exceeds 1metre in height. Conservation Area consent will normally be refused for proposals which fail to preserve or enhance the character or appearance of a Conservation Area as a result of the loss or disruption of these features**

MUSWELL HILL & FORTIS GREEN ASSOCIATION.

03/03/16