



# Cliftonville Development Plan Document



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For more information call 01843 577591 or visit [www.thanet.gov.uk](http://www.thanet.gov.uk)

## **POLICY CV2 - RETENTION OF FAMILY HOUSING**

**Planning permission for the subdivision of properties, currently or last lawfully used as single-family accommodation, or by a single household, will not be permitted.**

- Single family or single household accommodation may relate to a property with two or more bedrooms but no maximum number is specified.
- Policy **CV2** will apply where the current or last lawful use of a property falls within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended):  
CLASS C3: DWELLINGHOUSES  
Use as a dwellinghouse (whether or not as a sole or main residence)  
a) by a single person or by people living together as a family, or  
b) by not more than six residents living together as a single household (including a household where care is provided for residents).

## **Provision of Family Housing in new Developments**

5.13 In seeking to make Cliftonville a prosperous and attractive community again, it is important that attention is focused on how new development can contribute to this and not just on controlling conversions and retaining family housing. Given that the accommodation mix is currently heavily skewed towards flatted accommodation it is important that development on new residential sites contributes to changing this pattern. The provision of high quality family housing would help redress the balance of accommodation mix and reduce the current transient trend of residents that develops from a high number of flats. There will still be many properties brought forward for conversion rather than redevelopment. Therefore it is appropriate to introduce a policy that requires consideration in the first instance to new development or redevelopment sites providing only family housing and precluding flats and apartments.

5.14 This approach could result in conflict with design and townscape issues where smaller individual family dwellings may be proposed adjacent to existing more substantial larger scale property. For example, a development of 2-storey family houses would look out of place in a street solely comprising four or five storey buildings. Additionally, modern development tends to have smaller floor-ceiling heights than typically found in the area which could lead to fenestration patterns appropriate to flats rather than family houses. Notwithstanding this potential conflict, the Council considers that in most cases innovative design solutions, such as the use of 3-storey town houses or similar, should enable appropriate solutions to be reached to the overall benefit of the area.

## **POLICY CV3 - PROVISION OF FAMILY HOUSING IN NEW DEVELOPMENTS**

**In new development or redevelopment flats of any size will not be permitted unless it can be clearly demonstrated that there are overriding design or townscape reasons for allowing such development and that no acceptable design solution can be found to accommodate individual family dwellings.**

\*For the purpose of this policy individual family dwellings are defined as houses/bungalows (excluding flats) with their own front door, a minimum of 2 bedrooms and with their own accessible and exclusive private amenity space at the rear of the property