

Infill sites

Aim: providing guidance on the design of infill sites within the existing built environment to create new development.

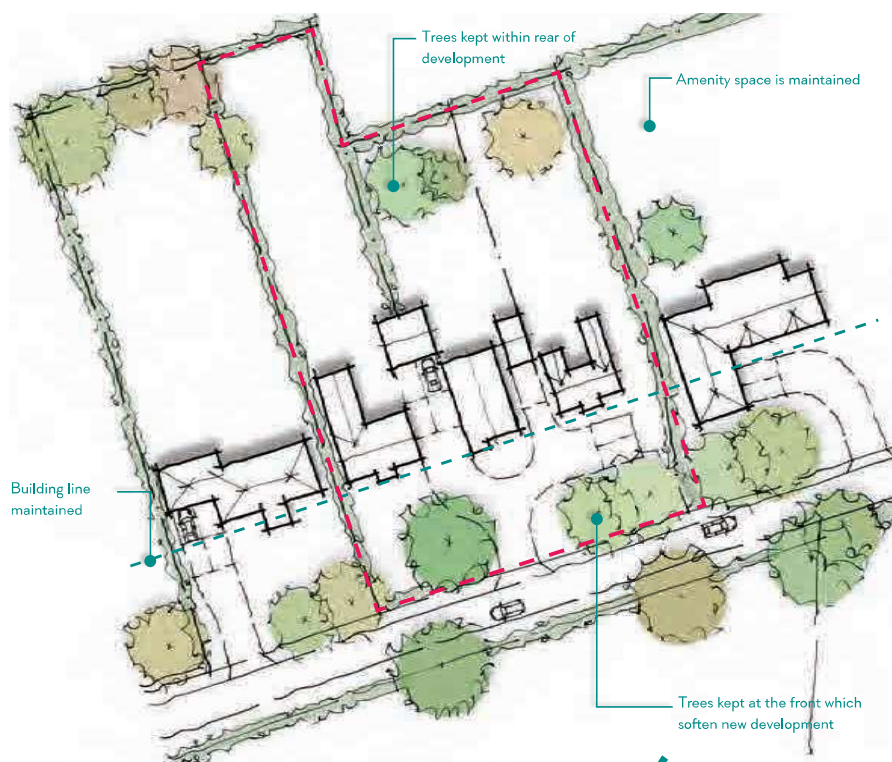
Infill sites provide a specific set of challenges and opportunities for new development. They provide one jigsaw piece of a wider picture and as such must be carefully considered in relation to their potential impact on their setting.

This highly specialised nature means that all development will be assessed on its own unique merit, however there are some general principles which will be applied in their assessment:

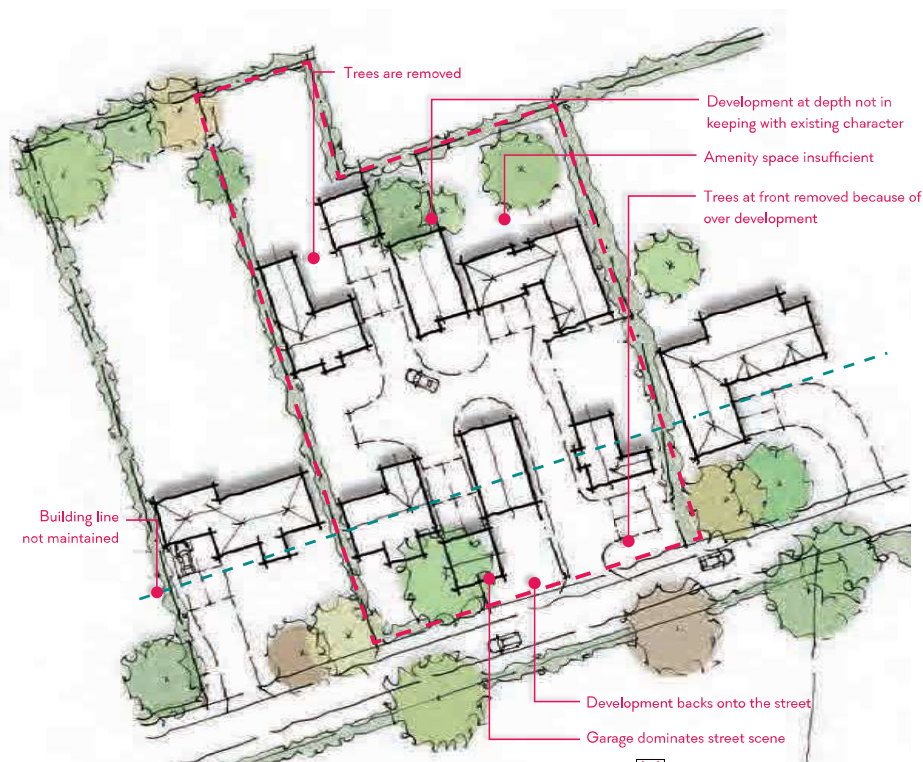
Building plots should be of similar size and shape to the wider context, allowing sufficient space between buildings. Built development should be of similar footprint, plot position and layout to the wider context, allowing sufficient space between buildings and not adversely impacting upon the prevailing grain of development.

A figure ground plan showing the proposal in its context will assist an applicant in demonstrating this point.

Built development should also be of similar scale, mass and roof form to the wider context, allowing it to sit comfortably within the streetscene. Wherever possible, development should respect building lines.



 **Generally acceptable**
Sensitive redevelopment respecting building line



 **Generally unacceptable**
Over development not in character with the street scene

Figure 30 | Infill sites