

LP21 – Agricultural Land to Residential Garden Land

15.36 Proposals to increase or extend residential garden land by the change of use of land are required to give consideration to their impact on landscape characteristics, biodiversity, amenity and appropriate mitigation of those impacts.

Policy LP21 – Agricultural Land to Residential Garden Land

- 1) The change in use of agricultural land to residential garden land or land ancillary to a residential dwelling may be permitted subject to:**
 - a. The location, size and scale of the proposal not having an adverse impact on the landscape characteristics and biodiversity of the locality;**
 - b. The proposal not resulting in the loss of trees and hedgerows which contribute to the character of the area;**
 - c. The proposal not having an unacceptable amenity impact on nearby residential occupiers; and**
 - d. The cumulative impacts of separate individual changes for similar development being acceptable.**