

## **POLICY 10 LOSS OF RESIDENTIAL ACCOMMODATION**

Proposals which would result in a net loss of dwellings through demolition, or the loss of part or all of a dwelling by a change of use will normally be resisted. Exceptions to this policy may be made in the following circumstances:

- (i) where necessary to implement other site specific proposals in this Plan;
- (ii) the loss of an ancillary dwelling may be permitted if it can be demonstrated that a separate entrance cannot be provided;
- (iii) the loss of part of a dwelling or ancillary dwelling by change of use may be permitted if:
  - a) most of the property will remain in residential use and will continue to function as a viable dwelling unit; and
  - b) the proposal does not prevent the possible conversion of the dwelling into two or more self-contained dwellings;

## **POLICY 10 (Cont.)**

- (iv) medical, educational, religious or other uses serving the local community may be permitted where compatible with the environment of the area and where suitable non-residential properties or sites for new buildings are not available;
- (v) conversion of dwellings to residential hostels and institutions or bed and breakfast/guest house/ hotel accommodation may be permitted subject to Policies 62 and 99;
- (vi) if it is impractical to retain an existing dwelling because satisfactory and viable living conditions cannot be created;
- (vii) where there are overriding planning advantages which justify the loss of the dwelling.