

SGbus3: Working from home

We will approve home based employment, subject to other policies, if:

- 1) it does not cause significant loss of amenity to neighbouring properties through noise, traffic movements or other nuisance; AND**
- 2) it does not change the overall character of the property's use as a single dwelling; AND**
- 3) any building extension proposed for home based employment purposes retains the appearance and perception of the property as a private dwelling house.**

Reasoned Justification

The aim of this policy is to encourage small businesses at home, while maintaining control over their impact on the surrounding area.

A recent trend has been the growth of small businesses being carried out from home. This is likely to continue, particularly with advances in communications. As working from home reduces the need for travel it is a good example of *sustainable development*. It is therefore encouraged, although some control must be exercised to ensure that the operation of these businesses does not have an unacceptable adverse impact on the surrounding area.

Not all instances of working from home require planning permission. Proposals that result in a substantial part of the house or of its curtilage being unavailable for domestic use are likely to require planning permission. In all cases the potential impacts from the business use on neighbouring properties, its scale, and the need to employ non-family members on site will be used in this judgement.