

9. GUIDELINES FOR CHANGE OF USE

Businesses in residential properties

Freeholders of residential property subject to the Scheme of Management do not require approval to conduct business from the property if it:

- Has no adverse visual effect on their property or on its locality.
- Causes no disturbance of any sort.
- Does not cause parking problems by parking commercial or other vehicles by employees and visitors connected with the business.
- Uses discreet business signage only at the boundary of the property.
- Is of a scale and nature which is compatible with a residential area.

The use of residential properties as hostels, nurseries, crèches, care homes and other commercial activities will usually require prior approval. It may also require planning permission and local authority approval. Any activity which is considered to be detrimental to the neighbourhood may be stopped.

Subdivision of residential properties

Proposals to subdivide houses into flats or other self-contained residential units require prior approval as well as planning consent. The external appearance of the property and the effect on neighbours and the residential character of the area will generally take precedence.

