



Backyard Building

I'd like to utilise part of my large rural garden to build a new home. But it's apparently outside the 'settlement boundary' — does this matter?

In rural areas the issues are different to urban — there is a presumption against development unless schemes are infill, are rural exception sites, or lie within settlement boundaries.

If your home and its large garden lies outside any settlement boundary, then chances are any development of an additional dwelling would be refused, given that there is no policy provision in place. Your planning department can clarify.