

Planning (Development of Land Authorisation) (Amendment) Notification 1997

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No. S 319

PLANNING ACT (CHAPTER 232)

PLANNING (DEVELOPMENT OF LAND AUTHORISATION) (AMENDMENT) NOTIFICATION 1997

In exercise of the powers conferred by section 10(12) of the Planning Act, the Minister for National Development hereby makes the following Notification:

Citation and commencement

1. This Notification may be cited as the Planning (Development of Land Authorisation) (Amendment) Notification 1997 and shall come into operation on 15th July 1997.

Amendment of paragraph 2

2. Paragraph 2 of the Planning (Development of Land Authorisation) Notification (N 1) is amended —

(a) by deleting sub-paragraph (1)(l) and substituting the following sub-paragraph:

“(l) subject to sub-paragraph (2) —

(i) the addition, enlargement, alteration or

improvement of an existing landed dwelling-house within the plot of that existing landed dwelling-house;

(ii) the demolition of an existing landed dwelling-house and the erection of a landed dwelling-house of the same housing type within the plot of that existing landed dwelling-house; or

(iii) where a landed dwelling-house existed on the plot but has been demolished, the erection of a landed dwelling-house of the same housing type within the plot of that demolished landed dwelling-house;” and

(b) by deleting sub-paragraph (2) and substituting the following sub-paragraphs:

“(2) Sub-paragraph (1)(l) shall not apply unless —

- (a) the plot is zoned “Residential” in the Master Plan;
- (b) the plot is located within the landed housing area delineated in any of the maps set out in the Schedule;
- (c) no part of the plot consists of State land;
- (d) the plot abuts a public road;
- (e) the operations would result in a landed dwelling-house of the same housing type as the existing or demolished landed dwelling-house, as the case may be;
- (f) earthfill works on the plot, if any, would not result in the level of any part of the plot exceeding the level of abutting land by more than 1 metre;
- (g) the operations comply with all relevant planning guidelines including in particular guidelines on building setback, site coverage, housing type and building height issued by the competent authority;
- (h) the operations would result in a landed dwelling-house which stands on every lot within the plot;
- (i) no more than one landed dwelling-house would