

Policy approved on 11th September 2017

Précis of VDS guide: Conserve and enhance the historic and natural legacy, respecting the pattern of development, styles and location of buildings, including views of green spaces etc.

Current density of approx 10 houses per hectare can encourage the building of larger dwellings, with wall to wall buildings, adjacent garages etc. There does not appear to be a statement saying no new dwellings.

Recommendation that the size of any replacement dwelling should be in keeping with the plot size, but still leads to much larger dwellings.

In summary, taking on board the comments from the Harbour conservancy and our experience over the years, here are some things to consider (although each application must be considered on it's individual merits as it is difficult to generalize without maintaining some flexibility):-

1 The size of a dwelling re-build or extension should:-

Retain the open characteristics of the rural area i.e. be right in relation to the plot size.

Houses should be set back in line with existing, and to allow space in front, preferably with no garages or outbuildings in front.

Semi-detached houses should be encouraged to match their 'partner' in bulk etc.

The scale of any building or extension in the conservation area, or immediately adjacent to it, should be carefully considered, so that it is in keeping size wise; street scenes are helpful here. One or two smaller dwellings can be more in keeping with the village scale, especially height of eaves and roofs, and should be considered.

2 Materials:-

The palette of materials suggested in the VDS is fine, but has been interpreted very loosely at times by developers and planners.

The amount of glazing has caused comments from us and the Harbour Conservancy, where the land is adjacent to the coastal strip, with light pollution from within at first and second floor levels. However, restriction on external lighting could be a condition.

Roof slopes should match existing, or those surrounding, and should not dominate the elevations in bulk where the floor plans are much increased.

3 Surrounding land:-

Can be nearly as important as the dwelling itself. Hedge rows to be of native species.

Roadside walls to be in keeping both in scale and materials i.e. flint and brick etc mentioned in VDS, but loosely interpreted with imposing walls, gates etc, this aspect to be avoided where possible. Rural type gates, if necessary at all, to retain the open aspect.

Future planning and new build considerations (in addition to VDS guidelines):-

A) No large development, only infill should be considered i.e. one or two properties in any one location.

Consider scale of new in relation to existing on either side.

Vehicular access on to probably narrow country lanes, width of road and proximity to junctions.

Conservation areas: special, no scope for infill. Similarly areas next to SSSI and AONB sites careful consideration to be given.

Brownfield sites in preference to green field sites. Preferably no green field sites at all.

B) Specific sites:

St Peters Avenue: Very narrow site, on to narrow access road. TPO's on most of the trees, difficult to avoid the roots when building and proper sized house.

Umtata: no problem, already a vehicular access, and used residentially.

Land next to Mandai: similar comments to Umtata.