

## EFDC. Adopted Local Plan. January 1998. Policies.

### Design and the Built Environment,

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#### **DBE 1.** The Council will require that new buildings :

- (i) Respect their setting in terms of scale, proportion, siting, massing, height, orientation, roof-line and detailing.
- (ii) Are of a size and position such that they adopt a significance in the street - scene, which is appropriate to their use or function; and
- (iii) only employ external materials which are sympathetic in colour and texture to the vernacular range of materials.

#### **DBE 2.** Planning permission will not be granted for new buildings which have a detrimental effect upon existing neighbouring or surrounding properties in either amenity or functional terms.

#### **DBE 3.** Outside the Green Belt, new development will be required to ensure that:

- (i) All spaces between and around buildings are deliberately created to be functional, attractive and safe for the intended users;
- (ii) Spaces are of individual identity and character and are satisfactorily enclosed;
- (iii) Public, private and semi-private spaces are clearly discernable to their intended users.
- (iv) The informal supervision of public and semi-private spaces around buildings by their occupiers is encouraged; and
- (v) Front elevations face outwards onto public spaces and contain the main entrances.

#### **DBE 4.** Within the Green Belt, new buildings will be required to ensure that :-

- (i) Their location respects the wider landscape setting of the site; and
- (ii) They are of a design which respects local character in terms of traditional plan form and detailing.

cont / DBE 5

- DBE 5.** Where new residential developments involve the creation of a new street system, or an extension to an existing system, the design and layout will be required to:
- (i) Be based on a pattern of buildings fronting public spaces;
  - (ii) Allow for the convenient movement of pedestrians and cyclists within the development; and
  - (iii) Encourage users to form clear, accurate images of the development and routes through it.
- In addition, where the site is of appropriate size, the design and layout should;
- (a) Create a series of contrasting public spaces; and
  - (b) Comprise a series of interlinking routes focusing on a core area.
- DBE 6.** The Council will require that car parking for new residential development is:-
- (i) Conveniently situated for its intended users and adequately lit; and
  - (ii) Located such that parked cars do not visually dominate the streetscene.
- DBE 7.** New residential developments on large sites will be required to provide public open space which is:-
- (i) Appropriate to the scale of the development; and
  - (ii) Of adequate size and suitably located within the public space network.
- DBE 8.** New residential developments will be expected to provide private amenity space, this will usually:-
- (i) Be to the rear of dwellings or flats;
  - (ii) Be directly adjacent to and easily accessible from the relevant buildings;
  - (iii) Be of a size, shape and nature which enables reasonable use;
  - (iv) Have an aspect which ensures that reasonable parts receive sunlight throughout the year;
  - (v) Not have an excessive slope in its finished form; and
  - (vi) Achieve privacy on a continuing basis.

**DBE 9.** The Council will require that a change or intensification of use, extension or new development does not result in an excessive loss of amenity for neighbours, the factors which will be taken into account are :-

- (i) Visual impact;
- (ii) Overlooking;
- (iii) Loss of daylight / sunlight; and
- (iv) Noise, smell or other disturbance.

**DBE 10.** A residential extension will be required to complement and, where appropriate, enhance the appearance of :-

- (i) The streetscene;
- (ii) The existing building; and
- (iii) The Green Belt.

This will be achieved by close attention to :-

- (a) The scale, form, detail, elevations, materials, roof treatment and fenestration of the existing building; and
- (b) separation from any neighbouring buildings; and
- (c) The existence of any landscaping in the locality.

**DBE 11.** The subdivision of residential properties to flats, maisonettes or some other form of multiple occupation will be granted planning permission provided the development will not :-

- (i) Be likely to result in such an intensification of use which would create an undesirable precedent from the character of the surrounding area; or
- (ii) Be likely to result in excessive noise and / or disturbance to residents of either the new dwellings or neighbouring ones; or
- (iii) Result in adjacent properties being overlooked to an excessive degree; or
- (iv) Involve the loss of important garden space in order to create the requisite number of car parking spaces.

cont / DBE 12

**DBE 12.** The Council will require that :-

- (i) New shopfronts are in keeping with the character and appearance of the upper elevations of the buildings on which they will be situated;
- (ii) New shopfronts should not result in the removal or concealment of features which contribute to the character of the building;
- (iii) New shop fascias are appropriate to the building ( in terms of length, depth and materials );
- (iv) New shop fascias should not extend uninterrupted across more than one shop unit; and
- (v) In conservation areas, original shopfronts and their surrounds are retained.

**DBE 13.** The Council will not give advertisement consent for :-

- (i) The installation of internally-illuminated box-fascias, projecting box signs and other illuminated signs which would;
  - (a) Adversely affect the character of historic Town Centres; or
  - (b) Be out-of-keeping with the building of which they would form part by reason of their materials, colours or proportions; or
  - (c) Be located outside Town Centres or shopping parades; or
  - (d) Adversely affect the amenities of nearby properties; or
  - (e) Appear incongruous in, or adjacent to, the Green Belt; or
- (ii) More than one fascia and one projecting or hanging sign per shopfront; or
- (iii) The installation of fixed 'dutch' blinds which adversely affect the character of buildings or conservation areas; or
- (iv) Advertisement hoardings except on a time-limited basis on sites where new development is to take place; or
- (v) Any advertisement which would constitute a hazard to road safety.

**CONSERVATION AREAS.**

**HC 6** Within or adjacent to a Conservation area, the council will not grant Planning Permission for any development, or give consent for works to trees, which could be detrimental to the character, appearance or setting of the Conservation area.

**HC 7** Within Conservation areas, all development and materials will be required to be of a particularly high standard to reflect the quality of the environment. Development should :-

- (i) be sympathetic to the character and appearance of the Conservation area in terms of scale, density, massing, Layout, building line, landscape and access.
- (ii) have traditional pitched roofs and create a roofscape with sufficient features to provide an appropriate degree of visual interest in keeping with the character of the Conservation area.

- (iii) Be composed of facing materials chosen from the traditional range used in the district.
- (iv) have facades which:
  - (a) provide an appropriate ballance between horizontal and vertical elements, and proportions of wall to window area.
  - (b) incorporate a substantial degree of visual intricacy, compatible with that of the facades of historical buildings; and
- (v) where applicable, be of a scale compatible with any adjacent historical buildings.

**HC 8** The Council will seek to ensure that all Public Utility companies and the Highway Authority have regard to the need to preserve the character of Conservation areas when considering works within them.

**HC 9** The Council will only grant consent for the demolition of a building in a Conservation area where the building does not make a significant contribution to the character and appearance of that area, or where the redevelopment proposal preserves or enhances that character or appearance.  
Any consent may be subject to:

- (i) Planning permission having already been granted for the redevelopment of the site; and,
- (ii) A legal agreement that the building is not demolished before a contract for the redevelopment of the site has been made.

#### Listed Buildings.

**HC 10** The Council will not give consent for works to the interior or exterior of a Listed Building which could detract from its historical interest or architectural character and appearance.

**HC 11** The Council will not give consent for the demolition of a Listed Building unless it can be shown, to the satisfaction of the Council, that there are circumstances as to why the building cannot be retained and returned to an appropriate use.

**HC 12** The Council will not grant Planning Permission for development which could adversely affect the setting of a listed building.

**HC 13** The adaptation or conversion of a Listed Building to a new use may be permitted where:

- (i) This can be shown to be the only way to retain the special architectural or historic interest of the building; and,
- (ii) any proposed alterations respect and conserve the internal and external characteristics of the building and do not diminish its special architectural or historic interest; and,
- (iii) the immediate and wider landscape settings of the building are respected.

Substantial reconstructions or extensions, and sub-divisions into more than one unit will not be permitted. Conditions may be imposed to control land use or development rights associated with the converted building.