

THE REDEVELOPMENT, RENOVATION AND CONVERSION OF  
EXISTING BUILDINGS WITHIN VILLAGES

**POLICY EN18**

**PLANNING PERMISSION FOR THE REDEVELOPMENT, RENOVATION OR CONVERSION OF EXISTING BUILDINGS WITHIN THE EXISTING CONFINES OF VILLAGES WILL NORMALLY BE GRANTED PROVIDED THE PROPOSAL RESPECTS THE DISTINCTIVE NATURE AND QUALITY OF ITS SURROUNDINGS. IN DETERMINING APPLICATIONS IN RESPECT OF THE RENOVATION OR CONVERSION OF SUCH BUILDINGS, REGARD WILL BE PAID TO THE FOLLOWING CRITERIA:**

- A. THE BUILDING(S) MUST BE CAPABLE OF RENOVATION OR CONVERSION WITHOUT SUBSTANTIAL CHANGES IN APPEARANCE OR DIMENSIONS.**
- B. THE CHARACTER AND APPEARANCE OF THE ORIGINAL BUILDING(S) WHICH MAKE A CONTRIBUTION TO THE ENVIRONMENT MUST BE SUBSTANTIALLY REFLECTED IN THE PROPOSAL AND THE APPLICANT WILL BE REQUIRED TO DEMONSTRATE THAT THE INHERENT QUALITIES OF THE BUILDING(S) HAVE BEEN RETAINED AND ENHANCED THROUGH SENSITIVE DESIGN AND THE USE OF APPROPRIATE MATERIALS.**
- C. THE RENOVATION OR CONVERSION OF THE BUILDING(S) SHOULD NOT REQUIRE SUBSTANTIAL PUBLIC SERVICE COSTS OR INVOLVE THE INTRODUCTION OF VISUALLY INTRUSIVE SERVICES SUCH AS OVERHEAD POWER CABLES OR TELEPHONE LINES.**
- D. PROVISION SHOULD BE MADE FOR ON-SITE PARKING IN ACCORDANCE WITH THE COUNCIL'S PARKING POLICY AS SET OUT IN THIS LOCAL PLAN. SUCH PROVISION SHOULD PROPERLY RELATE TO THE CONVERTED BUILDING(S) IN TERMS OF DESIGN, MATERIALS AND SITING.**
- E. IN ORDER TO ENABLE A PROPER ASSESSMENT TO BE MADE OF THE IMPACT OF THE PROPOSED RENOVATION OR CONVERSION, APPLICATIONS WILL ONLY BE CONSIDERED WHERE THEY ARE ACCOMPANIED BY DETAILED DRAWINGS OF THE PROPOSAL ILLUSTRATING THE EXTENT OF THE RENOVATION OR CONVERSION AND ALL PHYSICAL AND STRUCTURAL ALTERATIONS.**
- F. PROPOSALS FOR THE RENOVATION OR CONVERSION OF BUILDINGS HAVING A GROUP VALUE, SUCH AS THOSE IN SQUARES, TERRACES OR FARMYARDS, SHOULD REFLECT THAT VALUE.**
- G. PROPOSALS FOR THE RENOVATION OR CONVERSION OF BUILDINGS WHICH MAKE AN IMPORTANT CONTRIBUTION TO THE VILLAGE OR STREET SCENE, SHOULD REFLECT THAT CONTRIBUTION.**

## **H. ACCESS TO THE SITE IS OF A SAFE STANDARD WITHOUT DETRIMENT TO THE APPEARANCE OF THE AREA.**

- 3.44 The District Council consider that existing buildings within the confines of villages should be retained wherever possible. The Council is also concerned to ensure that the simple replacement of outworn, dilapidated or untidy buildings does not lead to residential or other developments which are unsuitable in scale or character. Under this policy applications for such replacements will only be taken to represent an environmental gain of sufficient worth to merit the granting of planning permission where the proposal can demonstrate that it respects the distinctive nature and quality of the village environment.
- 3.45 In the case of redevelopment proposals involving the demolition of buildings, or groups of buildings, which presently make a significant contribution to the character of the village or street, the new development will be expected to acknowledge and reflect that former contribution in terms of design, layout and materials. Farmyards in particular form an integral part of many villages and the Council is concerned to discourage the assumption that the redevelopment of these features will always be considered as an environmental gain.
- 3.46 The access from any building onto the public highway should be capable of use by the size of vehicle which will be used to service the building in its proposed use. If works are required to improve the access then these should be carried out without removing large sections of a wall or hedge, native trees or large numbers of trees. If any trees or hedges are removed to enable safety improvements to be carried out, then the District Council will require suitable replacement.
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