

## **POLICY EN21**

**PLANNING PERMISSION FOR THE CONVERSION OR ADAPTATION OF TRADITIONAL BUILDINGS WILL NORMALLY BE GRANTED PROVIDED THAT:**

- A THE ESSENTIAL CHARACTER OF THE ORIGINAL BUILDING IS RETAINED**
- B EXISTING WALL OPENINGS ARE RETAINED OR PUT BACK TO THEIR ORIGINAL FORM.**
- C THE ORIGINAL OR EXISTING ROOF LINE IS RETAINED WITH NO ADDITIONS.**
- D ALL EXISTING ARCHITECTURAL FEATURES OF THE BUILDING ARE REPAIRED AND RETAINED.**
- E NEW OPENINGS IN WALLS ARE ONLY MADE WHERE ABSOLUTELY NECESSARY AND REFLECT THE CHARACTER OF THE EXISTING OPENINGS IN FORM, SIZE AND SPACING.**
- F IN CONVERSIONS TO RESIDENTIAL USE, NO FEATURES OF A DOMESTIC CHARACTER CHANGE THE EXTERNAL APPEARANCE OF THE BUILDING.**

- 3.62 A "Traditional" building is defined as being of traditional construction in the local vernacular and being at least 10 years old.
- 3.63 Existing wall openings may be adapted for new uses but should retain their existing or original shape, size and placement. Whilst roof lights for lighting the upper areas of the building may be appropriate, features such as dormer windows or chimneys which intrude into the original roof line will not be permitted. Heating systems requiring fume extractors should use balanced flues where appropriate.
- 3.64 The proliferation of microwave/satellite dishes and other aspects of permitted development such as cladding, change of window type, shutters and porches can create an intrusion into the rural scene. The District Council will therefore consider the imposition of conditions removing Permitted Development Rights in appropriate cases.
- 3.65 In making applications for conversion, applicants will be expected to provide full working drawings of their proposals including such drawings as necessary to indicate layout, design and external appearance, structural details and a schedule of proposed works will also be required. Along with details of means of access and any proposed hard or soft landscaping, screen walls or fences. This is to ensure that the conversion as proposed is practical in terms of use and detail, careful consideration is required to the applicant to avoid conflict between the Planning Authority and Building Control requirements.
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