

DESIGN OF DEVELOPMENT

POLICY EN42

PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT PROVIDED THAT:-

- A DESIGNS PROMOTE OR REINFORCE LOCAL DISTINCTIVENESS AND ENHANCE THEIR SURROUNDINGS; AND**
- B DESIGNS TAKE ACCOUNT OF LOCAL BUILDING TRADITIONS AND MATERIALS; AND**
- C THE SCALE, DENSITY, MASSING, HEIGHT, LANDSCAPE, LAYOUT AND ACCESS OF THE PROPOSAL COMBINE TO ENSURE THAT THE DEVELOPMENT BLENDS WELL WITHIN THE SITE AND WITH ITS SURROUNDINGS; AND**
- D CRIME PREVENTION MEASURES ARE INCORPORATED IN THE SITE LAYOUT AND BUILDING DESIGN; AND**
- E EXISTING LANDSCAPE ATTRIBUTES OF THE SITE ARE INCORPORATED WITHIN THE LAYOUT WHEREVER PRACTICABLE, AND COMBINE WITH PROPOSED LANDSCAPING AND OPEN SPACE TO ENSURE THAT THE DEVELOPMENTS ENVIRONMENTAL IMPACT IS MINIMISED.**

3.111 The District Council is keen to promote high quality design. Innovative design is encouraged so as to create new local distinctiveness provided that it is appropriate to its context. Developers are advised that proposals should have regard to supplementary planning guidance issued by the District Council as these will be material considerations. These elucidate policies and can be in the form of development briefs, village design guidelines, shop front design guidance for example which have already been issued for some sites and areas and which will be added to over time.

3.113 The District Council has noted with concern that there have been several cases of the insensitive location of garages in front of dwellings they serve. The District Council will therefore seek to prevent such problems arising in the future and thereby halt the gradual reduction in street character that would otherwise result.
