
REPLACEMENT LOCAL PLAN – SPG7 DESIGN GUIDELINES FOR CONSERVATION AREAS

1 SUMMARY

- 1.1 The purpose of this report is to seek Members' views on new supplementary planning guidance to be included in the First Deposit Draft of the Replacement Local Plan. The Plan will replace the existing Rochford District Local Plan First Review, and provide a policy basis for the control of development in the District up to 2011.
- 1.2 The preparation of a Local Plan is a statutory function for the authority.

2 INTRODUCTION

- 2.1 Policy linked Local Plan Supplementary Guidance (LPSPG) will replace the current appendices in the local plan and provide a more responsive way for design guidance policies to be updated as and when required. The LPSPG documents will be tightly linked to local plan policies
- 2.2 The Environment Overview and Scrutiny Committee approved a number of chapters in June 2002. One of the chapters approved was that relating to Building Conservation and Archaeology, which contained policy BC1.

"POLICY BC1 - CONSERVATION AREAS: GENERAL

The Local Planning Authority will endeavour to preserve and enhance the character and appearance of conservation areas, including the buildings, open spaces, trees, views and other aspects of the environment that contribute to the character of such areas.

Applications for new buildings, extensions and alterations within, or adjacent to, conservation areas, will be permitted provided that the following design criteria are met:-

- i. The design and siting of the proposal respects the townscape character, and the proposal logically forms a part of the larger composition of the area in which it is situated;
- ii. The mass of the proposal is in scale and harmony with adjoining buildings and the area as a whole, and the volumes making up its block form are proportioned such that they form a satisfactory composition with each other and with adjoining buildings;
- iii. The proposal uses appropriate architectural detailing to reinforce the character of the conservation area within which it is sited. Architectural details in the existing building are retained and faithfully replicated in the new development;

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- iv. The external materials are appropriate to the particular building and to the character of the area; and
 - v. in the case of shopfronts, the proposal exhibits a high standard of shopfront design, reflecting the traditional character of the particular conservation area.

Guidance to be used for the assessment of proposals against the above criteria is to be found in LPSPG7."

3 LPSPG7 DESIGN GUIDELINES FOR CONSERVATION AREAS

- 3.1 The Supplementary Planning Guidance provides design criteria to be applied to the policy. This guidance updates Appendix Seven of the Rochford District Local Plan (First Review).
- 3.2 The LPSPG is part of a series that intend to strengthen design guidance throughout the Rochford district Replacement Local Plan. Other relevant LPSPGs are numbers 1, 2, 4, 5, 6 and 8 covering *Housing Design, Car Parking Standards, Crime Prevention, Design Statements, Mobility Standards in New Housing and Shop Fronts* respectively.
- 3.3 Where appropriate illustrations will be added to reinforce the explanatory text. The text of LPSPG7 can be found in the appendix to this report.

4 RECOMMENDATION

- 4.1 It is recommended:

That, subject to comments from Members, the Committee approves the contents of the draft Supplementary Planning Guidance for Design Guidelines in Conservation Areas. (HPS)

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