

Neighbourhood Plan Design Guidance

- a) The design of extensions should be sympathetic, set back and subordinate in size to the original building and in keeping with the general character of the village or hamlet. Similarly roof pitches, windows and colour schemes should be in harmony with the original palette. Garages and extensions should have pitched roofs in accordance with the existing building and/or style of the neighbourhood.

Exemptions will be given for innovative contemporary creative solutions that successfully integrate modern architectural design into the local vernacular.
- b) A variety of natural roof materials is encouraged eg slates, pantiles and plain tiles.
- c) Dormers should be small and unobtrusive, appropriate in scale and number to the main roof of the building. The size of these windows needs to be in proportion with the existing fenestrations and in accordance with the rhythm of the building. Lead cheeks are considered appropriate with pitched, catslide or flat roofs to be determined by the locality.
- d) TV and satellite dish aerials should be installed in the roofspace where possible, or on the ground in a garden. Aerials at high level and fixed to the main structure of the building should not be visible from the road, if possible.
- e) Particular attention needs to be given to boundary treatments and landscaping. The preservation of existing trees, hedgerows and stone/brick walls should be encouraged. Where removal of hedgerows is unavoidable, new planting should incorporate native species rather than exotic conifers. Timber close boarded fence should not be erected where visible from the road.
- f) Opportunities to incorporate features into new build or retro-fitted buildings which are beneficial to wildlife are encouraged, eg the incorporation of roosting opportunities for bats or the installation of bird nest boxes. Similarly, the incorporation of features which contribute to the efficient use of water (eg water butts) is encouraged.
- g) Vehicular access arrangement must not be detrimental to the character of the village lanes. Access to houses may include a variety of surface finishes for example, block pavements, gravel, tarmacadam or concrete with traditional brick edging detail.
- h) Key views into and from villages will need to be respected, particularly principal vistas to heritage assets and villages on the escarpment.

- i) Victorian red brick or stone walling is considered the most appropriate building material for the villages and hamlets. Also, the type, colour and finish of components should be in keeping with the local vernacular. Elements such as windows and doors are particularly important as these can help emphasise the local distinctiveness. A consistent choice of materials should be adopted.
- j) Solar panels to roofs can dominate a setting. Their installation is encouraged in appropriate locations that are not prominent.
- k) A large proportion of the neighbourhood is low-lying and surrounded by higher ground. This means that new structures are likely to have a substantial impact across a broad extent of the landscape. The breadth of the landscape and the modest scale of the settlements require new development to be grounded within the broadly horizontal topography. This will mean that the form of new development needs to adopt a horizontal emphasis, with larger structures/buildings (including agricultural storage units) carefully sited with sensitive consideration of their roofscape, colours and textures and with extensive use of new planting to visually break up the mass.
- l) The wide verges along country lanes will need to be maintained where possible to preserve nature and for conservation purposes. The existing bio-diversity, habitats, ecology and wildlife of the area should be protected. All existing public footpaths and byways need to fully protected.