

POLICY H7: RE-USE AND REPLACEMENT OF EXISTING BUILDINGS IN THE COUNTRYSIDE

The re-use or replacement of existing buildings in the countryside for housing will be acceptable if:

- a) there is clear physical evidence of a previous building, using the equivalent of level 2 as depicted in diagram 1, where the full extent of the building is clearly established; and
- b) the proposed house(s) sits on at least part of the footprint of the previous building(s). Exceptions will be made when development on the footprint is demonstrated as being unviable due to site characteristics such as flooding.

Where new build is proposed along with a re-use or rehabilitation scheme, it must

- i. comprise only a limited number of new-build units, in proportion to the original extent of building on site;
- ii. be contained within the curtilage of the existing building site and must not extend into previously undeveloped land; and
- iii. be in scale and in character with that which existed previously (e.g. a courtyard layout), and, where a rehabilitation is part of the scheme, be reflective of the original design characteristics.

In all cases, developments should incorporate stonework and salvaged material, wherever practicable.

Where complete replacement of substantially intact stone and slate buildings, such as churches, mills, farmhouses, granaries and schools, etc, is being proposed, the Council will require submission of evidence as to why conversion or renovation is not being pursued.

(N.B. Where buildings are substantially intact, there may be a requirement to identify the presence of bats and assess any potential impact on their roosts).

This policy does not apply to the replacement of temporary structures such as wooden or corrugated-iron sheds or stores (unless as part of a rehabilitation scheme).

This policy will be supplemented by Guidance, which will be the subject of separate further consultation, prior to incorporation of the Guidance into the process of determining planning applications.

The Guidance will include advice on maximising energy efficiency.

Proposals falling within the aircraft noise contours, as published by the Ministry of Defence, will be subject to consultations with MoD and consideration against policy EP7 regarding noise pollution.

JUSTIFICATION:

The encouragement of housing development in appropriate locations in the countryside is an important plan objective. This will assist in the retention of population and services in this predominantly rural area. New development in the countryside should reflect the character of the surrounding area thus minimising its impact.

Potential impact on the wider countryside will also be reduced by the re-use of sites where development has previously taken place. The retention of local vernacular buildings and buildings with architectural merit will assist in maintaining the character and appearance of the area. Replacement dwellings will still have to comply with the design requirements of policy H8, in order to avoid suburban layouts and to minimise any impact on the surrounding countryside.

Adequate servicing provision should be available to avoid any potential adverse impact on surrounding properties.

CONFORMS TO:

The policy conforms to SPP3 and SPP15 (Planning for Rural Development) in terms of housing in the countryside. It also reflects the advice within PAN72 on the siting and design of new housing in the countryside.

POLICY CROSS REFERENCE/ADDITIONAL GUIDANCE:

Policy IMP1 on Development Requirements.

Diagram 1: 6 Stages of building remains

Level 1



RUBBLE PILE
Building form not known

Level 2



PLAN FORM COMPLETE
Extent of building clearly known

Level 3



GABLE ONLY
Extent of use of building not known

Level 4



WINDOW SILL HEIGHT
Full extent and use of building not known

Level 5



COMPLETE SHELL
Former use evident

Level 6



RUINOUS STATE
Former use and extent shown