

Part 3: PLANNING AUTHORITY REQUIREMENTS

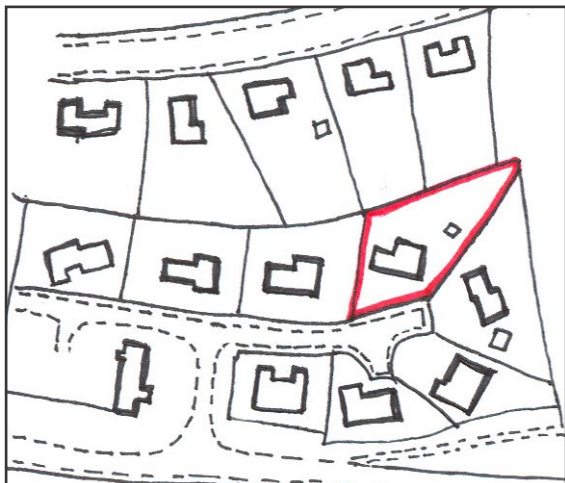
Planning Application Requirements

3.1 Having followed the stages of the design process, applicants will then be in a better informed position to draw up detailed plans of their proposals to accompany a planning application.

3.2 Applicants should ensure that as a minimum, the following information is submitted with a planning application for residential development:

Location plan

3.3 On a scale normally of 1:1250, show the application property or site boundary in red, and any adjoining property owned or controlled by the applicant outlined in blue.



3.4 Show the application property in relation to all adjoining properties and the immediate surrounding area, including roads, and show vehicular access to a highway if the site does not adjoin a highway.

3.5 Ensure that the plan has a north point, date and drawing number.

Details of existing site layout

3.6 On a plan to a scale appropriate to ascertain the required level of detail, show the whole property as existing, including all buildings, gardens, open spaces and car parking.

3.7 Where appropriate, include a tree survey.

Details of proposed site layout

3.8 Show the proposed siting of any new buildings or extensions, vehicular/pedestrian access, changes in level, details of hard and soft landscape proposals, new or altered boundary walls and fences and new hard-surfaced open spaces.

3.9 Show the proposals in the context of adjacent buildings.

Floor Plans

3.10 Floor Plans should be provided normally at a scale of 1:50 or 1:100. In the case of an extension, show the floor layout of the existing building to indicate the relationship between the two.

Part 3: PLANNING AUTHORITY REQUIREMENTS

Elevations

3.11 At a scale consistent with the floor plans, provide drawings of all elevations relevant to a new building or extension.

3.12 For an extension or alteration, existing and proposed elevations should be provided which show the context of the proposal in relation to adjacent buildings, trees and hedgerows. It may be considered necessary by the Council that street scene perspectives be provided.

3.13 Details of materials and external appearance need to be provided.

3.14 Cross sections should also be provided where appropriate, for example in steeply sloping sites.

3.15 Applicants should contact the appropriate Shire Development Control Team to ascertain whether other drawings are required e.g. Joinery Details.

Design Statements

3.16 As required by UDP Policy GP3: Design and Energy Conservation, all planning applications for residential development should be accompanied by a design statement unless otherwise advised by the local planning authority.

3.17 It is needed to help planning officers, members of the public and councillors:

- Understand fully the factors that have influenced your design
- Consider how your design benefits the existing local environment
- Consider how your design relates to Development Plan policies and any relevant Supplementary Planning Guidance
- Consider how your design relates to National Assembly planning advice.

3.18 If applicants have followed the design process set out in paragraph 2.1, the preparation of a design statement will be very straightforward.

3.19 The content of a design statement will vary depending on the nature of the proposal. For example, applications for householder extensions will only require a very brief design statement and may only involve one or two design principles. Applications for larger developments will require a more detailed assessment looking at a wider area.

3.20 More detailed guidance on preparing a Design Statement is contained in Part 2.

Part 3: PLANNING AUTHORITY REQUIREMENTS

Unitary Development Plan

3.21 In determining a planning application, the local planning authority will decide whether the proposal is in accordance with the UDP. Unless material circumstances indicate otherwise, planning permission will not be granted for proposals that are not in accordance with the UDP.

3.22 It is therefore important that applicants are fully aware of the policies and designations of the UDP relevant to their proposal.

Supplementary Planning Guidance

3.23 In addition to this SPG, the local planning authority has made a commitment in the UDP to produce a number of other SPGs on related topics. When these have been prepared, it may be appropriate to refer to the following:

- Conversions
- Accessibility and Mobility
- Energy Conservation and Generation
- Highways Design Guide
- Listed Buildings
- Conservation Areas
- Housing Needs Survey
- Landscape Appraisal
- Biodiversity, Trees and Nature Conservation
- Agricultural and Rural Workers Dwellings
- Amenity and Play Space
- Welsh Language and Culture
- Planning Obligations

Conservation Areas

3.24 Certain areas of special architectural or historic interest in the County have been designated as Conservation Areas.

3.25 In view of the special status of Conservation Areas, and in accordance with UDP Policy ENV11, special regard will need to be given when developing in a Conservation Area to the impact that such a proposal would have on the character and appearance of that area.

3.26 Before submitting an application for residential development or alteration in a Conservation Area, it would be advisable to discuss your proposal with a Planning Officer.

Listed Buildings

3.27 There are currently around 4,400 listed buildings within Powys. Any development which unacceptably adversely affects a listed building or its setting will not be allowed.

3.28 This may involve works to a listed building itself, or development close to a listed building which might impact upon its setting.

3.29 Examples of ways in which development may affect the setting of a nearby listed building include impinging on an important view or vista, over dominating a listed building in scale or by introducing unsympathetic design elements.

Part 3: PLANNING AUTHORITY REQUIREMENTS

3.30 Further guidance on Listed Buildings will be provided in a separate SPG to be prepared by the Council.

Tree Preservation Orders

3.31 Before felling or lopping a mature tree, it is advisable to check with the local planning authority whether the tree is subject to a Tree Preservation Order (TPO) or in a Conservation Area. Such trees cannot be felled, topped, lopped, uprooted or wilfully damaged without prior consideration by the local planning authority.

3.32 Before commencing works on any trees in Conservation Areas (other than a tree already protected by a TPO) you must inform the local planning authority in writing at least six weeks before work starts. The local planning authority will then decide whether a TPO should be made.

3.33 For further guidance on the issue of trees, contact the appropriate Shire Development Control Section.

Permitted Development Rights

3.34 There are certain types of development, such as small extensions to dwellinghouses and the erection of fences, that may not require planning permission as they fall within the 'permitted development rights' of the property.

3.35 When carrying out works under permitted development rights, the design guidance in this SPG should still be taken into account.

3.36 If your dwellinghouse lies within a Conservation Area or is a listed building some of these rights will be restricted. This is to ensure that the special character of such areas and buildings is not eroded by insensitive development.

3.37 Where permitted development rights have been removed from a dwelling it does not mean that the development usually permitted under the regulations can not take place. However, such development will require planning permission (and listed building consent where appropriate) to ensure a high quality of design.

3.38 For more information on permitted development rights contact the appropriate Shire Development Control Section.

Article 4 Directions

3.39 Within some of the Conservation Areas in the County, certain additional permitted development rights for dwellinghouses have been removed through the imposition of Article 4 Directions.

Part 3: PLANNING AUTHORITY REQUIREMENTS

3.40 If your property is within a Conservation Area, it is advisable to check whether an Article 4 Direction applies to your dwellinghouse before commencing any works which would alter the external appearance of the property or its curtilage, such as repainting, removing boundary walls or creating hardstandings.

3.41 There are currently Article 4 Directions in force within the Conservation Areas of the following towns:

- Llandrindod Wells
- Knighton
- Llanidloes

3.42 Copies of the relevant Direction can be obtained from the Planning Department.

Building Regulations

3.43 In addition to the requirement for planning permission, new building work to a dwellinghouse will often require separate Building Regulations approval. This will also apply to works allowed under permitted development rights and to some internal structural alterations such as loft conversions.

3.44 For more information on Building Regulations contact the appropriate Shire Building Control Section.

Checklist of Issues to consider

Has a Design Statement been produced?

Does the proposal comply with UDP policies and other SPGs?

Is the property in a Conservation Area?

If so, is it affected by an Article 4 Direction?

Is the building Listed or does the proposal affect the setting of a listed building?

Have all the requisite plans and drawings been produced?

Does the proposal comply with Building Regulations?