

# Summary of Planning Guidelines

## 1 – The design and materials of new buildings or extensions

1a High quality contemporary design will be supported provided that it does not detract from the village feel.

1b New buildings or extensions, if built in traditional style, should reflect aspects of existing buildings such as traditional shapes, features or materials, so as to harmonize with the surrounding buildings. Where appropriate, they should incorporate typical local materials (ideally locally sourced) such as brick, flint, tiles and timber, or modern materials which are visually compatible with these.

1c Any new development should contain a variety of styles and sizes of housing that reflects the current diversity of the village. New buildings/extensions should not exceed two storeys in height.

## 2 – The amount of space around new buildings or extensions

2a Spacing between new buildings, and between new buildings and existing adjacent buildings, should - at a minimum - reflect the spacing between existing buildings in the adjacent area, as specified in Policy HD2 of CNDP.

2b New buildings and extensions to existing buildings should retain adequate outdoor space as specified in policy HD5 of CNDP.

2d New buildings/extensions should not be closer to the roadway than adjacent properties.

## 3 - The height and massing of new buildings or extensions

3a New buildings/extensions should not exceed the height of, nor overlook, overshadow or in any way appear overbearing to neighbouring properties.

3b Conversions of existing roof space into living accommodation should not raise the existing ridge line of two-storey or taller buildings.

## 4 – Parking provision for new dwellings

4a Provision of parking spaces should reflect the higher than average car ownership resulting from lack of access to public transport and limited availability of on-street parking.