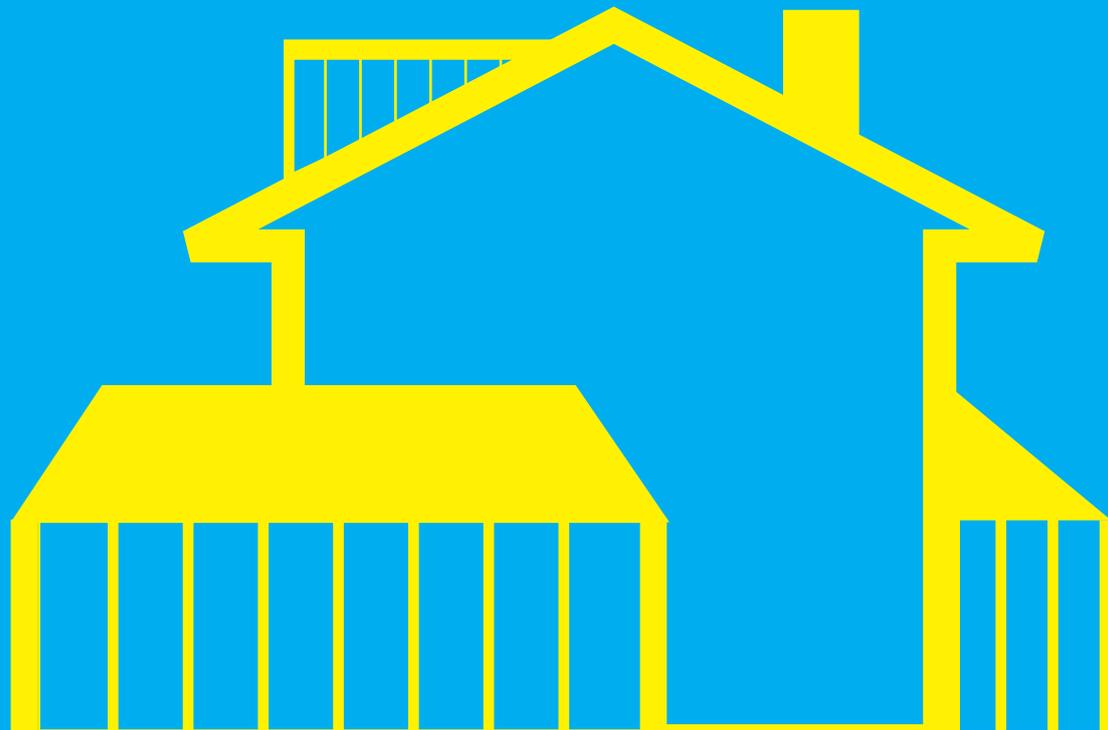


Residential Extensions and Householder Development

Supplementary Planning Document



September 2013



Chiltern
District Council

Residential Extensions and Householder Development Supplementary Planning Guidance

Introduction

1. A Supplementary Planning Document (SPD) is a document which contains additional detail on how the Local Planning Authority (LPA) will interpret and apply specific policies in its Development Plan which it compliments but does not replace. A SPD cannot include any new policies that do not currently form part of the Development Plan and a SPD also does not form part of the Development Plan. However it is a material consideration in the determination of planning applications and applicants are advised to refer to the contents of the SPD as this will provide guidance on how the Council will carry out its decision making functions.
2. This SPD relates to the design of residential extensions and other householder related development constructed throughout the District. One of the fundamental aims of the planning system is to deliver high quality, and well designed development that it makes a positive contribution to its surroundings, creating better shaped places for the future. The need for high quality design is embedded in The National Planning Policy Framework (NPPF) where it is placed as one of the core planning principles and over-arching roles of the planning system.
3. The Council's Development Plan also contains a number of policies which require new development to be designed to a high standard taking into account local context and local distinctiveness. This supplementary planning document provides householders with an understanding of the principles that should be taken into account when designing householder development.

Using this SPD

4. The SPD is divided into three sections; these are:
 - Site Appraisal:** Which provides householders with a series of questions they should ask themselves about a site and its surroundings before designing a development.
 - General Principles:** Which provides a set of design principles that relate to all forms of householder development and can therefore be regarded as the underlying considerations which the Council will have regard to when assessing householder development.
 - Specific Design Guidance:** Which provides householders with specific design advice for an array of householder related development; this section **must** be read in combination with section two – General Principles.
5. Supporting the above are two annexes which provide a more detailed understanding of elements of the planning process. These supporting annexes are:
 - Annex 1 – Getting Started:** Which provides householders with a basic understanding of planning permissions and the planning application process.
 - Annex 2 – Planning Constraints:** Which provides householders with an understanding of the planning constraints other than design based policies that can influence householder related development.

Section 1 - Site Appraisal

6. Policy CS20 of the Core Strategy for Chiltern District requires new development to contribute to local distinctiveness. This policy is of fundamental importance to decision making because the Core Strategy is the overarching key plan that sets a vision for the District and its main settlements setting the ambitions and principles to guide future development in the area.

What is local distinctiveness?

7. It can be broadly understood as the features of a place which contribute to its character, creating a place that is valued and has its own sense of identity

How do you define local distinctiveness?

8. Figure 1 below illustrates some of the various components that can contribute to the local distinctiveness of a place:



Figure 1 – Urban features which contribute to local distinctiveness

9. Understanding local distinctiveness will provide householders with the ability to design a development which takes account of the important qualities and characteristics of a place which defines it. Once local distinctiveness is understood, householders should then consider the opportunities and constraints that apply to their property by asking themselves the following questions:

Location of site

- Is the site within or adjacent to a designated area, e.g. a Conservation Area, the Green Belt, Area of Outstanding Natural Beauty etc? Refer to annex 2 for more information,
- Is the site a listed building or is it adjacent to a listed building? Refer to annex 2 for more information.

The Surrounding Locality

- Does the site have a strong visual relationship to its surroundings?
- Does a site form part of an important view or could an important view be disrupted by a development?
- What is the prevailing density and pattern of buildings near to a site?

Neighbouring / Adjoining Buildings

- What is the relationship of the site with neighbouring buildings?
- Is the site overlooked by any windows?
- Are there any windows on neighbouring buildings which potentially could be overlooked by a development?

Site Assessment

- What are the overall dimensions of the site?
 - What is the topography of the site; does it have any significant dips or rises or does it slope from one side to the other?
 - Is there existing landscaping; how does this contribute to the site?
 - Are there any significant trees or any protected trees on or around the site?
 - What are the existing boundary treatments; do these provide a sense of privacy that should be maintained?
10. The above questions are not an exhaustive list. However they, along with the ways to identify local distinctiveness, will allow householders the ability to design development that responds to these and meets the Council's requirement for all new development to contribute to local distinctiveness.
 11. Householders should note that where a development site is located in the Chilterns Area of Outstanding Natural Beauty (AONB) then they will also need to refer to the Chilterns AONB Design Guide and supporting technical notes on Chilterns Brick, Chilterns Flint and Chilterns Roofing Materials.
 12. Some of the Council's Development Plan policies make reference to the Chilterns AONB Design Guide and supporting technical notes, therefore they are given **substantial weight** when the Council determines planning applications

Section 2 - General Principles

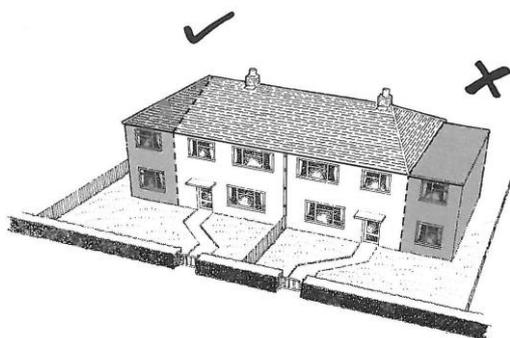
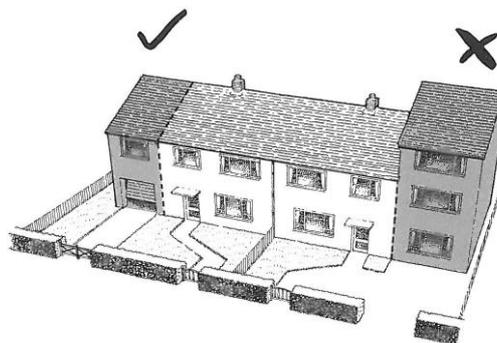
13. The following offers householders the general principles that should be followed when designing householder related development.

Residential Extensions

14. An important goal for any extension should be to harmonise with a building, striking a balanced visual relationship with its existing features and integrating in such a way that it does not adversely affect the character and appearance of the locality. Methods to achieve this include:

(i) Ensuring that an extension respects the scale and proportions of an existing building and relates well to the characteristics of a site in terms of its size and shape.

(ii) Ensuring that an extension respects prevailing gaps and spaces between buildings and existing patterns of development. This is especially important in areas which are spacious in character.



(iii) Ensuring that an extension blends into the street scene

(iv) Ensuring that an extension has a roof style and pitch which matches the original roof.

(v) Using design features which complement a building and avoid using features which conflict with its existing design. For example:

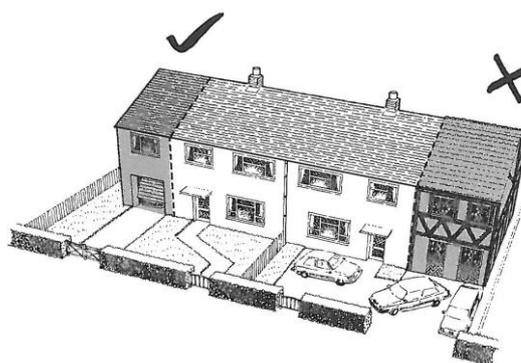
- Avoid creating poor linkage between an extension and the original building e.g. using clumsy roof junctions or disjointed roof forms.

- Replicating external features, such as timber or stone panelling in an extension when they are present in the existing building.

(vi) Using materials, windows and doors to match or harmonise with those on the existing building

(vii) Designing an extension so that it does not appear overbearing or intrusive and does not result in an unacceptable loss of privacy or daylight to neighbours (see 'Amenity' overleaf).

(viii) If incorporating an original or innovative design element, ensuring that this will not look out of keeping with the existing design and character of the building and surrounding buildings.



(ix) Ensuring that residential extensions take into account the need to store wheelie bins within the curtilage of the property. In this connection adequate access to the rear of the property should be retained or provided.

General Advice on Roofs

15. Flat roofs - Flat roofs commonly have a shorter lifespan than pitched roofs and can attract higher maintenance costs although modern building materials and methods can improve both life span and maintenance costs. In general, the Council does not encourage flat roofs; however they may be suitable for a single storey rear extension or other location where the roof form would not be prominent, especially if there are other examples of flat roofs in the surrounding area. Flat roofs at two storey level are discouraged, unless they are mainly surrounded by pitched roofs and would not be prominent.
16. Crown roofs - Crown roofs can result in a building which appears bulky and are not generally encouraged. They frequently indicate that a building span or foot print is too large. Crown roofs may however be acceptable in locations where the roof form would not be prominent, especially if there are other acceptable examples of crown roofs in the vicinity.

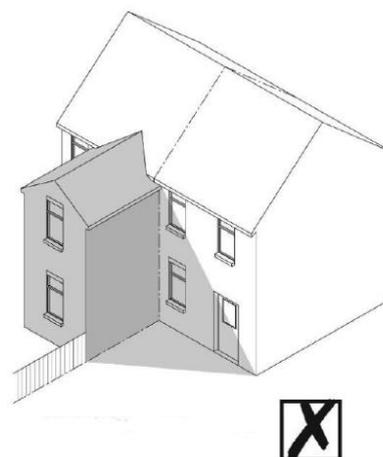
Amenity

17. In the planning system, there is no single definition for 'amenity'; however, it can be understood as how one experiences the pleasantness of place. The National Planning Policy Framework states one of the key principles of the planning system is to secure a good standard of amenity for all existing and future occupants of land and buildings.
18. Subtle changes in ground level, differences in the orientation of neighbouring buildings, the position of windows serving habitable rooms and the location of private amenity space can all be factors that influence whether an extension will impact on neighbouring properties. It is important to make certain that a development does not have a significant adverse impact on neighbouring amenity.
19. Householders are advised that the Council will assess all planning applications on their merits. It should not be assumed that because there are similar householder developments in the surrounding area that this sets a precedent, as every site is different and every planning application is judged on its own merits.
20. The following are some general principles which apply to residential extensions and other householder related development:

(i) A development should not dominate a neighbouring property, or result in important windows serving habitable rooms being presented with a building that appears visually intrusive or overbearing.

(ii) A development should not appear overbearing or visually intrusive when viewed from neighbouring dwellings and/or their gardens.

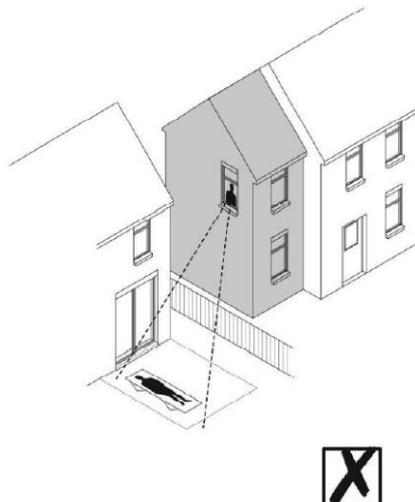
(iii) The height of a development should not loom over neighbouring dwellings or their amenity areas.



21. It is important that new development also sustains the privacy of neighbouring dwellings and in this regard, development:

(i) Should not enable direct overlooking into neighbouring habitable rooms (including kitchens).

(ii) Should not facilitate direct overlooking to the private amenity space of neighbouring gardens. There should generally be a buffer zone between the rear walls of a neighbouring property and its garden which is not overlooked by an extension so as to provide existing neighbours with an area of privacy in their gardens.



22. Certain residential development that involves the formation of a raised platform or elevated vantage point can result a significant loss of privacy to neighbours. Householders are therefore advised of the following:

(i) Balconies (including roof terraces) will rarely be acceptable; exceptions may be where a property is set in very spacious grounds and the balcony or terrace will not facilitate overlooking, where the balcony has obscure screens to the sides, or where a property is isolated in comparison to its nearest neighbours.

(ii) Juliet balconies may be acceptable; however, these should not be in side elevations directly facing neighbouring dwellings.

(iii) Decking and raised terraces can also lead to significant overlooking to neighbours. Decking should not be built at a height which allows neighbours to clearly overlook the private amenity space of neighbours. A raised terrace that is on sloping ground should avoid being built up to a height that provides a site with a clearly elevated point to overlook neighbours.

Daylight

23. Householders should note that the legal provisions afforded through the 'Right to Light' are not a planning issue. Any person concerned that their right to light may be, or is being, infringed by a development should seek appropriate legal advice. The Royal Institution of Chartered Surveyors has produced guidance on Right to Light*which is available at <http://www.rics.org/us/knowledge/more-services/guides-advice/rights-to-light>.
24. Nevertheless, development should not result in a significant loss of daylight to neighbouring properties. The Council uses guidelines from the Building Research Establishment to assist in assessments of light levels. However, an extension that does not result in a loss of light to neighbouring windows may

still result in a visually intrusive or overbearing appearance when viewed from those windows or from the neighbouring garden, and daylight issues are just one part of the consideration of impact on neighbour amenity.

Mitigating potential loss to amenity of neighbouring properties

25. Where development may have a detrimental effect on amenity then there may be ways to alleviate the harm arising from a development. For example, any windows that could result in a loss of privacy of neighbouring properties or their gardens should be permanently obscurely glazed and also non-opening up to a height of 1.7 metres above the internal floor level. It should also be noted that large intrusive windows can still give rise to the perception of overlooking and can appear intrusive even if obscurely glazed.
26. Having to rely on ways to try to alleviate potential loss to amenity could be an indication that the design of a development is not right for that particular site.

Talk to your neighbours

27. To judge any potentially impacts, the best advice is to first talk to neighbours and understand any concerns they may have. Extensions should be designed reflecting neighbours comments and also the individual merits of a site.
28. Once a planning application has been submitted the Council will advertise it in accordance with its Neighbour Notification procedures so it is best to know any neighbour concerns early on in the design process. However, even if neighbours do not object to your proposal, or write in support of it, this does not guarantee that the application will be permitted, as Officers must be satisfied that your proposal complies with the relevant planning policies.

Existing Trees and Landscaping

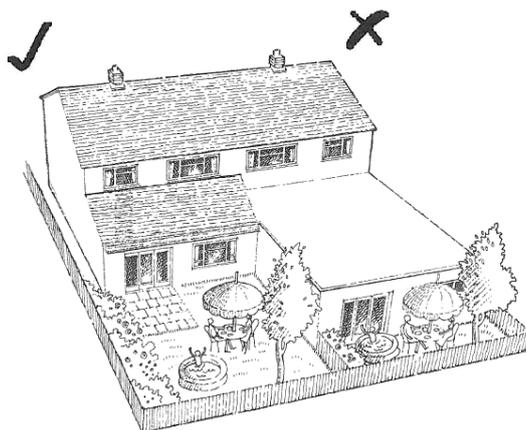
29. Any proposed development should have regard to the existing trees and landscaping on the site and should seek to retain those features that are important to the character of the area. If there are many trees on the site that could be affected by a proposal, it may be useful to commission a tree survey in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations, before any other feasibility studies are undertaken. This would identify the most important trees on the site and any constraints to development as well as advising on appropriate measures for the protection of the trees during development.
30. As a general rule, there should be no excavation for foundations or for any other reason within the root protection area of an important tree without advice from an arboriculturist. The root protection area of a tree is defined as an area equivalent to a circle with a radius of twelve times the stem diameter of the tree measured at a height of 1.5m above ground level.

Section 3 - Specific Design Guidance

31. The following provides householders with guidance on specific householder related development. This section **must** be read in combination with the general principles in Section Two of this document.

Single Storey Extension (including conservatories)

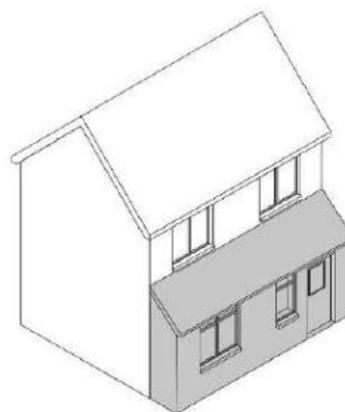
32. (i) A single storey rear extension should not occupy a disproportionate amount of garden space. Where a garden depth measures 15 metres or greater, an extension should not reduce this overall depth, especially in areas which are characterised by gardens which are extensive in depth.



- (ii) If an extension projects from the front of a building then it should not be a disproportionate addition, nor should it be so deep that it disrupts existing patterns of development or the general set-back of buildings from the street as this can be harmful to the street scene.



Large scale flat roof extension projects beyond the common building line at the front of properties



Scale, form and roof pitch appropriate to the original property



- (iii) Extensions should not include windows in a side wall if an extension is built close to a common boundary to prevent overlooking to neighbours.
33. Extensions that are built up to the common boundaries should give consideration to the location of foundations or guttering to prevent encroaching onto neighbouring land, although it should be noted that any such issues are private civil matters between the parties involved and are not planning-related issues. The Council does not get involved in boundary disputes or land ownership issues.

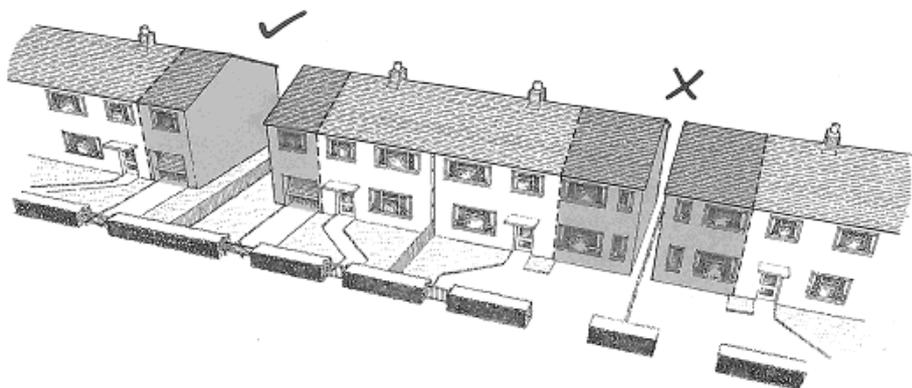
Two Storey Extensions

Two storey side extensions

34. **(i)** Should be designed having regard to the prevailing character of the locality, especially with regard to the gaps and spaces between existing buildings in the area, in order to respect the surrounding pattern of development.

- In areas where buildings are generously spaced, or where there are uniform gaps between buildings, side extensions should be designed to respect these existing patterns of development.

- Where buildings are in a definable visual row, the first floor of an extension (including roof overhang) should be set in from the boundary in order to prevent visual coalescing between buildings or an uncharacteristic terracing effect. In areas where there are modest spaces between buildings, an extension should be set in from the side boundary at first floor level by at least 1 metre, and in areas where the spaces between buildings are greater, the gap left to the boundary should be significantly more than 1 metre.



(ii) The eaves and ridge heights of a two storey extension should integrate with those of the existing building and ensure that the proportions of the existing building are respected.

(iii) Side extensions should give due consideration to the impact of a development on the street scene by ensuring that the design properly integrates with the existing building and replicates any external features which are locally distinct. Materials should be used that harmonise with the existing building. Within the Chilterns AONB, householders should have regard to the Chilterns AONB Buildings Design Guide and supporting technical documents.

Two storey rear extensions

35. **(i)** Should avoid using a flat roof unless it will not be prominent and is a feature on the existing building.

(ii) Should avoid appearing excessively large in depth, particularly when flank walls are visible in the street scene as this can result in a building which appears disproportionately bulky. Where an extension could add to the visual bulk and depth of a building then attempts should be made to add visual breaks to an extension.

(iii) Should avoid creating a sense of unacceptable enclosure in neighbour's gardens.

First Floor Extensions

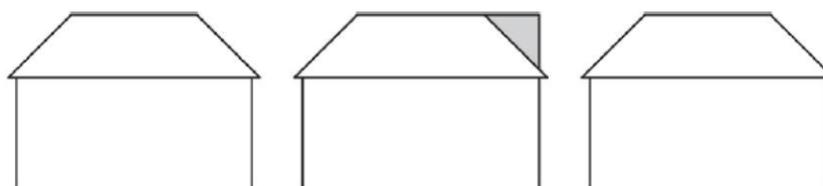
36. Should not result in a terracing effect between buildings and should adopt a roof pitch and style to match the original building.

Roof Alterations (including roof extensions to alter a bungalow to a two storey dwelling) and dormer windows

37. Roof alterations can be a more difficult way to extend a dwelling; especially if it results in the roof of the building being increased by such an amount that the building appears 'top heavy' or oversized in comparison to adjacent or neighbouring buildings.

(i) Roof alterations should take into account the ridge height of nearby buildings and should respect the general character and height of other nearby buildings or by such a degree that it does not result in the building appearing more prominent in the street scene.

(ii) Development which involves an alteration to the style or form of a roof, for example changing a hipped roof to a gable ended roof, should take into consideration prevailing roof styles in the surrounding area. If a building is located in a row of buildings which all adopt a single roof style then it will normally not be suitable to alter this to a different style.



Common roof profile broken by loft extension



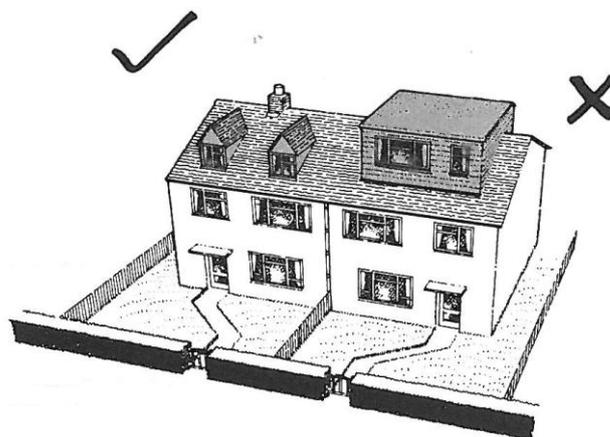
(iii) Altering a bungalow to a two storey dwelling should consider the impact the development will have on the street scene and on neighbouring amenity. A development should not result in a building which appears uncharacteristically different in form and style in comparison to buildings in the surrounding street scene. If the side walls of a bungalow are located close to the boundaries of a plot, it will rarely be acceptable just to extend these walls upwards to create a two storey dwelling, as the resulting building will appear more cramped within its plot. The exception to this will be if the resulting dwelling would be set at a comparable distance from the side boundaries at first floor level as other nearby buildings.

(iv) Dormer windows:

- Should respect the scale and proportions of the roof including any existing windows which form part of the roof.
- They should be designed to avoid any excessive horizontal or vertical emphasis and be of a size which is commensurate to the roof in which it is to be located, and should not dominate the roof
- They should be designed to light and ventilate a room, not to provide additional floorspace.

- External finishing materials should match existing materials in the original building; householders in the Chilterns AONB should refer to the Chilterns AONB Buildings Design Guide and supporting technical documents.

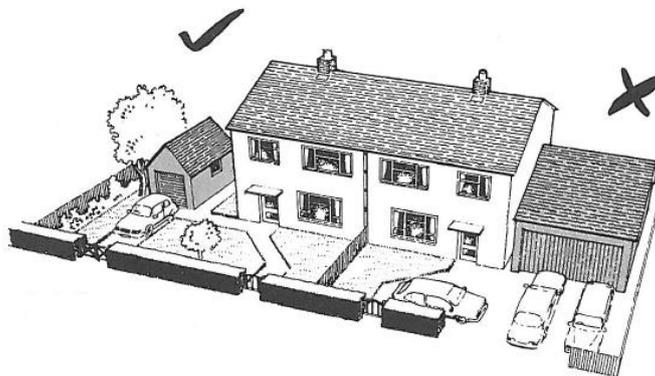
(v) Large flat roof dormer windows are not encouraged because they often result in a window which appears bulky and overly dominating in a roof slope. Flat roofs may only be appropriate on rear roof slopes which are not readily visible to the surrounding area or in roof slopes which have a steeper pitch, for example in a chalet bungalow on the proviso that the dormer window is not excessively wide and does not project too great a depth from a roof slope.



Garages and outbuildings

38. (i) Buildings should be modest in size and subordinate in scale to the existing dwelling, particularly when sited in front of a dwelling.

(ii) Care needs to be taken in the siting of garages, particularly in areas characterised by open frontages which are clear of built form. In these areas it is unlikely to be acceptable to site a garage forward of a dwelling as this would disrupt the existing pattern of development.



(iii) Materials should be appropriate to the site and surrounding locality

(iv) Sites located in the Chilterns AONB should refer to the Chilterns AONB Buildings Design Guide which includes a section on garages and outbuildings.

(v) Garages and outbuildings should not provide independent residential accommodation separate from the existing dwelling. Such a proposal will require planning permission.

Gates, walls and fences

39. Depending on their size and location, some gates, walls or fences may not require express planning permission from the Council; however they should still be designed to respect the character of an area.

(i) The materials, height and design of any development should respond to local character and should avoid unsympathetic designs for example, altering a boundary to a close boarded fence in an area which is predominantly characterised by open boundaries or by vegetation and hedges.

(ii) Where creating a gated access into a property, there should be a minimum distance of 5 metres from the highway boundary to the entrance gate to allow sufficient distance for vehicles to wait clear of the highway.

(iii) For more information on potential highway impacts arising from gates, fences or walls, householders are advised to contact Buckinghamshire County Highway Authority.

Residential Parking

40. **(i)** The Council's Parking Standards are based on the gross external floor space of a dwelling. Householders should be aware that as an extension will result in the size of a dwelling being increased, it may also result in a change to the parking standard for the property. Householders should refer to the Council's parking standards for more information.

(ii) When forming new residential parking space(s), householders should consider the surrounding street scene. Front gardens contribute positively to the aesthetic qualities and character of a street scene and create a physical boundary between properties.

(iii) New parking spaces should take into account the impact they will have on the street scene. Any new hardsurfacing should ideally only cover the minimum space necessary to allow a vehicle to be parked and, if necessary, to manoeuvre within the site. Hardsurfacing should be permeable or there should be provision to direct surface water run-off to soft landscaping. Low hedges and planting can help areas of hardstanding blend in with the street scene, providing they do not interfere with any visibility splays that are required to be provided from vehicular access to the street.

New Access and Crossovers

41. Planning permission is always needed to make a new access onto a classified road and sometimes when the road is not classified. Planning permission should be sought from the Council following advice from its planning officers. If a new vehicular crossover is proposed, crossing a pavement or verge, constructional details should be obtained from Buckinghamshire County Council as Highway Authority.

Basements and Lightwells

42. Whilst some basement or lightwell developments may be wholly underground in certain locations, this may not be possible. For example, in areas of sloping ground, a basement or lightwell may be more visible as it becomes exposed when the land slopes away. In these situations, development should not harm the character and local distinctiveness of an area or result in an adverse impact on the amenity of neighbouring properties.

(i) Exposed basements or lightwells should be discrete and should not significantly add to the overall bulk and depth of a property or dominate the existing building.

(ii) Visible fenestration and other external detailing should be in character with the existing building.

(iii) Exposed basements and lightwells should not adversely affect the amenities of neighbouring properties, by reason of visual intrusion, loss of privacy or loss of light.

(iv) Where necessary, landscaping should be used to soften the impact of visible basements or lightwells; however, landscaping should not be relied upon to justify poorly designed developments.

(v) Underground works should take into account potential damage to the root system of trees, especially where there are protected trees. They should also not adversely interfere with ground water conditions.

(vi) Exposed basements and lightwells can present additional issues in the Green Belt, as they can affect the openness of the area. More detailed advice should be sought from the Council prior to undertaking such works.

Annex 1 – Getting Started

- **Do I need planning permission?**

Carrying out 'development' which could be building an extension or garage or laying hardsurfacing etc will require a form of planning permission. This could be an "express" permission which the Council grants in response to a planning application. Or it could be a "deemed" permission which is granted by Parliament through the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

- **Permitted Development**

Deemed planning permissions are normally referred to as "permitted development" rights. These grant households (not including flats and maisonettes) the right carry out certain householder related development without having to submit a planning application to the Council. Permitted development rights are subject to a number of conditions and limitations which must be met in order for development to benefit from being "permitted development". If these conditions and limitations are not met then an extension will need planning permission from the Council, or if permitted development is removed by a condition of a previous planning permission, previous Legal Agreement or by an Article 4 Direction.

- **Planning Portal**

More information on permitted development can be found on the Planning Portal website – www.planningportal.gov.uk, which has an 'interactive house' that allows viewers to see the types of extensions and other householder related development that can be carried out without having to apply for planning permission from the Council. Householders are advised that the Government continually amends the General Permitted Development Order; accordingly, it is strongly recommended that sufficient checks are made to ensure the most up-to-date version of the General Permitted Development Order is being applied.

- **Certificates of Lawful Development**

If before building an extension you would like formal confirmation that it is permitted development then you can apply to the Council for an "Application for a Lawful Development Certificate for a Proposed Development". These applications consider whether an extension meets the conditions and limitations of the General Permitted Development Order. There is no statutory requirement to apply for a Certificate of Lawfulness; however it can be beneficial to do so because it demonstrates to any interested person that an extension did not require planning permission from the Council at the time of construction and provides householders with a valuable document should they ever consider selling their property.

- **Restrictions to permitted development rights**

IMPORTANT - Householders should be aware that additional restrictions apply to permitted development when a building is listed or when it is located in the Chilterns Area of Outstanding Natural Beauty or in a designated Conservation Area.

The Council can also impose planning conditions and/or Article 4 Directions which remove permitted development rights; therefore checks should always be made to confirm whether these restrictions apply to a property before beginning work.

- **Pre-Application Advice**

Once a scheme proposal is drafted, it can be useful to seek a professional overview from the Council, prior to making a formal planning application. A modest fee applies and details are available on the Council website.

- **Planning Enforcement**

If development is ever undertaken without complying with the conditions and limitations of permitted development and without the benefit of planning permission from the Council it is unauthorised and in breach of planning control and may be subject to enforcement action from the Council. More on the Council's approach to planning enforcement can be found in its Enforcement Policy which is available on its website www.chiltern.gov.uk

- **Submitting a planning application**

Once a design has been finalised and it has been determined that development will require planning permission from the Council, then the relevant application forms can be downloaded from the Council's website www.chiltern.gov.uk.

All submitted applications must be accompanied by sufficient information to comply with National and local validation lists as well as the relevant application fee. The Council's up-to-date validation list can be found on its website. **It is the responsibility of the applicant to ensure that the requirements of these lists are met. Applications which do not meet these lists will not be validated and will face processing delays.**

Once an application has been validated the Council will normally determine planning applications for householder related development within 8 weeks.

Annex 2 – Planning Constraints

When assessing a planning application, planning officers will have regard to all design policies as well as other relevant policies from the Council's Development Plan. The following provides an overview of some of the other policy considerations.

- **Green Belt**

A large proportion of land in the Chiltern District falls within the Metropolitan Green Belt where strict controls apply to any new development. The National Planning Policy Framework advises on the type of development that can be carried out in the Green Belt. Development which does not conform with this National guidance is inappropriate development that by definition causes harm to Green Belt and should not be approved except in 'very special circumstances'. 'Very special circumstances' not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.

With regard to residential extensions, The National Planning Policy Framework states that only extensions which do not result in disproportionate additions over and above the size of the original building are appropriate development. Extensions which do not meet this test are inappropriate development. Householders should be aware that when considering any application for an extension in the Green Belt the Council will take into account the cumulative impact of any previous extensions.

Other householder related development should be considered having regard to National Green Belt policy and relevant policies from the Council's Development Plan.

- **Listed Buildings**

A listed building is one which has special architectural or historic interest and is included in the Statutory List of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State for Culture, Media and Sport. If a building is listed then both planning permission and listed building consent will be required for any proposed development. Householders should be aware that listed building consent may also be required for internal works to a listed building.

Development involving a listed building must ensure that it does not result in harm to the significance of a building or the special historic character of a building that warranted it being listed. It should be borne in mind that harm to a listed building can arise from a development intruding into its setting; therefore any proposed development should give consideration to how it will be read in the context of the setting of the listed building.

- **Designated Conservation Areas**

The Chiltern District has 20 Designated Conservation Areas. To ensure the continued preservation of these areas there are stricter controls in place for all development. Whenever designing any householder development, householders should take into account the features of the Conservation Area which define its special character and in this regard, householders should refer to the Conservation Area Appraisal leaflets which are available on the Council's website, www.chiltern.gov.uk

- **Areas of Little Change**

Policy CS21 of the Core Strategy refers to Areas of Little Change to be defined by the Delivery DPD. Within Areas of Little Change the distinctive character of the area will be protected or improved by applying criteria set out within the Policy. These criteria apply to residential extensions and alternations as well as new build proposals.

- **Protected Trees and other vegetation**

Protected trees are those which are covered by a Tree Preservation Order or those located in a designated Conservation Area. Trees are protected because of their value to public amenity. Residential extensions and other householder related development which will result in the loss of or damage to a protected tree will not normally be permitted unless there are special circumstances which mean that the benefits of a development outweigh the loss of the protected tree.

In addition to protected trees, the Council wishes to prevent any unnecessary loss of unprotected trees and other vegetation which have amenity value or provide screening between sites. Before designing a development, householders are advised to consider the effect that it will have on existing landscaping, especially where it will result in the loss of landscaping which has an amenity interest.



Chiltern
District Council

