

APPENDIX 4

FINAL MODIFIED POLICIES

POLICY CA1: New developments

New development should seek to conserve and, wherever possible, enhance the key elements of the character and appearance of the Character Areas described in Appendix B through careful design and massing of new buildings and the protection and enhancement of private gardens and open space without inhibiting innovative design.

To conserve the visual cohesion new development should pay respect to adjoining buildings and the uniqueness of the Character Areas without resorting to pastiche, and pay particular attention to:

- the layout and urban grain, especially in any proposed back-land development
- the building line, scale, eaves heights and ridge heights
- the dominating architectural scale, detail and use of external materials

When required to support an application, a Design and Access Statement must demonstrate how the development respects the specific characteristics of the Character Area in which it is located.

Generally, where plot sizes are restricted, planning consent for all new development should specifically exclude Permitted Development Rights in order to contain future development and prevent infilling of amenity space.

POLICY CA2: Extensions to existing buildings and conversions

Domestic extensions requiring planning consent should seek to conserve and enhance the Character Areas described in Appendix B through the careful control of massing, alignment and height. Extensions that have an overbearing or adverse visual effect on the Character Area in which it is located will be resisted. Proposals should take account of the guidelines in Appendix C.

In the case of subdivision of a house into flats the impact of additional parking demand and the shared use of the garden must be considered as well as the social impact on the wider community of wide scale subdivision of dwellings.

POLICY CA3: Streets and areas with special characteristics

The design of all new buildings and extensions in the following streets or areas should respect and be in harmony with the character and scale of the immediate environment:

- Copthorne Road and Copthorne Close, Milthorne Close, Chess Vale Rise and Uplands, leading from it (Character Area 1): mainly detached houses in a variety of styles in a landscaped setting
- Elmcote Way, Green Lane and Old Barn lane to the west of The Green Conservation Area (in Character Area 2): mainly 1950s detached houses
- New Road, Yorke Road and Dickinson Avenue (Character Area 3): late Victorian and Edwardian villas and terraces
- Gonville Avenue estate including the Watford Road frontage (in Character Area 4): 1920s “cottage estate” early social housing
- The railway throughout the length of the Parish (Character 10): 1920s engineering structures largely as originally constructed
- The Canal throughout the length of the Parish (Character Area 11): 18th and 19th Century engineering and domestic structures.

POLICY CA4: Landmark buildings and structures

The following buildings and structures make a particular architectural contribution to the Parish. Improvements will be encouraged as long as they maintain or enhance the positive contribution the buildings make to the surrounding character. Any proposed change to or replacement of these buildings and structures will only be permitted if the design respects the character and scale of the immediate environment. Any loss of these buildings and structures will be resisted unless the public benefits of any proposal outweigh the loss.

- Baldwins Lane Baptist Church: fine 1930s building with recent high quality extensions
- Methodist Chapel, New Road: Victorian building in Conservation Area with simple architectural detail
- Spire of St Bede`s: distinctive copper clad feature on 1950s building
- St Oswalds Church: 1930s church with unusual brick and stone details
- Holly Lodge Cottage, Baldwins Lane: Victorian detached house
- Old Lodge House, Baldwins Lane: early Victorian, original lodge to Durrants
- The Harvester, Watford Road: symmetrical Neo Georgian 1930s building with balcony recesses on first floor (and with inappropriate modern extensions)
- The Red House, Watford Road: Victorian red brick public house and outbuildings
- Common Moor Canal Lock 79 and nearby canal edge (formerly a wharf)
- Baldwins Lane railway bridge and Cassiobury railway bridge: 1920s London Transport steel structures
- Redundant LNWR lattice girder bridge (1910 steel structure)
- Shops and flats, 188 to 198 Watford Road: neo Georgian symmetrical 1930s block opposite Croxley Station car park) with later extensions

- Metropolitan Drinking Fountain and Cattle Trough in Scots Hill (Victorian granite trough now used as planter)

POLICY HO1: Satisfying local housing needs

All new housing proposals should consider the needs of at least one of these local priority groups:

- The ageing population with specially designed accommodation including residential homes
- The starter market for young singles and couples
- Affordable housing for rent for a range of household sizes

All proposed major developments should have at least two dwelling types, of which at least one type should be for families.

POLICY HO2: Lifetime neighbourhoods and security

The location, design and layout of new housing development will be required to contribute to the creation of “lifetime neighbourhoods”¹. In particular, all new dwellings should be safe and secure for everyone in line with the design principles of “Secured by Design, New Homes 2014” or any successor document. Gated developments will be discouraged.

POLICY HO3: Connections to existing footpaths and cycle ways in new developments

All new development should connect into the existing networks and improve their connectivity.

POLICY RE1: Protection of retail uses

Where planning consent is required, there will be a presumption against any proposed change of use from any A Use Classes¹ to residential use on the grounds of loss of consumer choice, and potential loss of parking and servicing access, subject to marketing evidence and viability testing.

POLICY RE2: Safeguarding employment

Where planning permission is required, there will be a presumption against change of use from any B Use Classes to Residential Use on the grounds of loss of employment, increased parking demand and potential loss of servicing access, subject to marketing evidence that continued use for employment purposes is no longer viable.

POLICY RE3: Encouraging new employment

The Council will support all existing and new businesses which are compatible with neighbouring properties and will encourage the erection of buildings or the conversion and extension of buildings to new business premises where they are compatible with neighbouring residential properties.

POLICY SF1: Shop fronts

All applications for consent for new shopfronts should have regard to the guidelines in Appendix G.

POLICY PRO1: Killingdown Farm Development Site

The proposed development should ensure that the scheme on a site previously in the Green Belt preserves or enhances the character or appearance of the Conservation Area and the setting of listed buildings and seeks the retention of natural features.