

CHILD OKEFORD
VILLAGE DESIGN STATEMENT
GUIDELINES AND RECOMMENDATIONS

The Child Okeford Village Design Statement was adopted as a Supplementary Planning Document as part of the Local Development Framework by North Dorset District Council on 30 November 2007.

This Supplementary Planning Document will encourage higher quality design and safeguard local character in Child Okeford and will be a material consideration in the determination of relevant planning applications and appeals.

The following Guidelines and Recommendations are taken verbatim from the Child Okeford Village Design Statement. Copies of the full Village Design Statement are available from North Dorset District Council or from Child Okeford Parish Council for reference.

Guidelines on Setting and Structure for Future Building and Development

1. This Village Design Statement is supplementary to the adopted North Dorset District-Wide Local Plan and, as such, all of the policies contained within the Local Plan, where relevant, will be used to determine all applications in Child Okeford which require planning permission.
2. One of the main objectives of the Local Plan is to concentrate development within Settlement Boundaries as identified in the Local Plan's Proposals Maps. Policy 1.6 of the Local Plan states that in areas defined outside of the Settlement Boundaries most forms of residential and commercial development for general needs will not be permitted. In doing so, this policy aims to control development in the countryside in order to protect the countryside itself as well as to promote more sustainable forms of development and remains relevant in the determination of all planning applications, including those in Child Okeford.
3. Additionally other Local Plan policies will also be relevant in the determination of planning applications. For example, Policy 1.37 of the Local Plan 'Other Landscape Features of Nature Conservation Importance' identifies that regard will be had to protect and enhance the continuity and integrity of landscape features including existing wetlands and ponds, woodlands, trees and other major natural features. Therefore, when reading the supplementary policies below, it should be noted that there are other policies which will also be taken into account in the determination of planning applications in Child Okeford.
4. The Child Okeford Village Design Statement policies below will be material considerations in the determinations of proposals requiring planning permission, being supplementary to the adopted North Dorset District-Wide Local Plan 2003. For Permitted Development proposals these policies will act as 'guidelines.

Landscape and Open Spaces

CO1: The visual character of the surrounding countryside and the relationship between it and the village is a vital and integral part of the settlement's character. Any new development, should reflect the value of the rural setting and buildings. Landscaping should be designed to reduce the visual impact of development when viewed from the surrounding area as well as from within the village. Development should be confined within the Settlement Boundaries as defined on the Proposals Maps and Policy 1.6 of the adopted Local Plan.

Specifically supplementary to Local Plan Policies: 1.1, 1.6 and 1.8

CO2: The footpath network, including those paths shown in Map 3, forms a vital and safe means of communication for residents and provides evidence of the historic layout of the village and its former activities. They should be retained and managed to maintain their historic importance and ensure continued access through the village and surrounding countryside.

Specifically supplementary to Local Plan Policies: 5.4 and 5.8

CO3: Significant trees abound along the approach roads to the centre of the village and are a very important part of the visual amenity of the village and wider landscape. Works which are likely to have a detrimental impact on important trees will be resisted. All development proposals should consider the contribution that trees can make to the landscape setting of a development. The likely impact on trees resulting from a proposed development should be considered at the very start of the development process.

Specifically supplementary to Local Plan Policies: 1.40 and 1.41

CO4: A village survey identified a particular emphasis on protecting traditional hedgerows and trees, with 83% of residents wishing "to see native species planted when new planting takes place". Wherever possible native hedgerows and trees should be retained and the opportunity taken to plant additional hedges and trees as part of a development proposal where they form a characteristic feature of the locality.

Specifically supplementary to Local Plan Policies: 1.40 and 1.41

CO5: New hedgerows should consist of native species such as holly, hawthorn, dogwood and hazel and new trees should be of species such as oak, yew, ash and lime in order to respect and maintain the traditional rural character of the village whilst having regard to future crown and root spread and the relationship with existing and proposed buildings.

Specifically supplementary to Local Plan Policies: 1.40 and 1.41

CO6: Due regard should be had to the retention and management as well as the creation of new habitats for wildlife in line with the Dorset Biodiversity Strategy (2003), Dorset's Biodiversity Action Plan. Further guidance can be obtained from Dorset Wildlife Trust's guidance, or the North Dorset Ranger Service.

Specifically supplementary to Local Plan Policy 1.38

CO7: Important public views, for example those out of the village to Hambledon Hill and the open countryside as illustrated in (Map 4), should be protected.

Specifically supplementary to Local Plan Policy 1.8(v)

Settlement Pattern

CO8: The different development periods of the village are shown on Map 5. Periods of construction have created specific character areas and new development within those areas should have regard to the underlying characteristics of the area.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO9: Other than where there is an open plan character, hedges, fences and walls form the characteristic boundaries between private and public spaces. New boundaries and changes to existing boundaries should be in keeping with the locality and be of high quality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

Development – Design and Materials

CO10: The underlying characteristics, as revealed by the house survey, indicate the use of brick (some painted), brick and flint, natural stone, painted render and weatherboarding for buildings prior to the expansion of the village during the second half of the 20th century. Any new development should be in keeping with and be of sufficient design quality to preserve and enhance the character and appearance of its locality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO11: The choice of appropriate materials used in new developments is key to maintaining the character of the village. Choice of materials should be in keeping with the locality and be of high quality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO12: New dwellings should safeguard the spatial characteristics of the locality, be of a size appropriate to their plot and the character of the surrounding area. Following the findings of the Housing Survey, smaller properties will be encouraged in appropriate locations, in order to achieve a more balanced mix of housing types within the village.

Specifically supplementary to Local Plan Policies: 1.8 (ii) and (iv) and 2.10

CO13: Garages and other ancillary buildings should be visually subservient and reflect the characteristics, including materials of the host dwelling. Wherever possible, ancillary buildings and structures should be located so as to safeguard the spatial characteristics of the locality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO14: Where off-street parking is required, the parking area should be located to minimise its visual impact. Where off-street parking is necessary, landscaping (both hard and soft) should be incorporated to lessen the visual impact of the proposal when viewed from the public realm. Due diligence should always be given to the impact on the road system within the village and to the issues of road and pedestrian safety in all planning applications.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO15: Private paths and driveways should be finished in traditional materials such as shingle, setts, and hoggin. Impermeable black or coloured tarmac concrete should be avoided except in those parts of the village where this treatment is an original part of the design.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO16: Flat roofs are not an underlying design characteristic of the village and therefore should not be considered in any new development unless they form part of an informed and integrated design solution. Where this is proposed, it should be of a high design quality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO17: Power, telephone and other services should be below ground wherever possible. External security lighting should be placed in such a manner not to inconvenience neighbours. Aerial, satellite dishes and any other structure or alterations e.g. photovoltaics/wind

turbines should be placed out of sight or as unobtrusively as possible.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO18: Windows and doors should be of a type and appearance commensurate with the period of construction. The House Survey identified the use of traditional materials for window frames and doors and small window panes in a large proportion of buildings. Original doors and windows should be retained where possible.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO19: The village contains buildings with a wide variety of architectural detailing reflecting the various periods of construction and the 'status' of the building. This evidence of architectural history contributes to the character and appearance of the village. Proposals for new development should use appropriate detailing to reinforce the character of the area as identified in the house survey.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO21: A 'mix-and-match' approach to design should be avoided in new proposals, in order to maintain traditional styles of the built environment.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO21: Roofs should be appropriate to the surrounding area. Clay tiles, natural slate or traditional Dorset thatch should be part of development proposals where this would be in keeping with the surrounding locality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

CO22: Design, type and colour of guttering and down pipes should be appropriate to the character of the locality.

Specifically supplementary to Local Plan Policy: 1.8(iv)

Recommendations

1. The Village Settlement Boundary as it is presently defined should not be altered to include any more Greenfield sites and valuable agricultural land.
2. Planning Officers, Architects, Designers and Developers need to gain a full understanding of the context of any development proposal, should visit the site to study the character of the immediate surroundings and of the village as a whole and produce a design that draws on this character. The design should reflect this character in the house being proposed. The

height, depth, bulk, roofline and site should be in scale and should not stand out or overwhelm its neighbours. This is particularly important in the Conservation Areas.

3. Starter homes, sheltered housing and small housing should be given priority in the few opportunities remaining for further development in the village.
4. All proposed developments should take account of the recommendations and Guidelines CO1-CO22 in the Village Design Statement and the opinion expressed by the Parish Council.
5. All planning applications should contain details of construction; proposed materials to be used; the relationship of size and ridge heights with neighbouring properties: architectural details; boundaries and landscaping design.
6. Sightlines, skylines and important village views must be respected. Materials for new building or extension to existing buildings in the Conservation Areas must be in keeping with existing or surrounding materials e.g. brick; brick and flint; natural stone or rendered and colour-washed with clay tile; natural slate or thatched roofs and must reflect the essential rural character of the village. The use of UPVC replacement windows and doors should be avoided.
7. Materials for new buildings and extensions 'within the Village Settlement Boundary' should be in keeping with and add to the surroundings and character of the village. Concrete buildings, flat roofs, metal doors and temporary structures are unacceptable.
8. The rural nature of the roads with grass verges, hedges and trees must be respected. Street lighting, urbanisation of roads with inappropriate traffic control measures and signage should be avoided without compromising pedestrian safety.
9. The footpath network must not be compromised.
10. The boundaries of the Conservation Areas should be reviewed to ensure that all areas important to the character of the village are included. The listing of older properties should be reviewed. Significant trees should be protected with Tree Preservation Orders.
11. The development of existing properties for self-employment opportunities should be encouraged. New housing development that could provide self-employment should receive more sympathetic consideration.