

**Roydon Lodge Chalet Estate Design Criteria
Supplementary Planning Guidance – Adopted 02/09/03**

Scale

The scale of new buildings or extensions is important in terms of the control of the character of the estate. Attention must be paid to such issues as plot sizes (width of frontage and depth of site); the space between individual buildings, the height of buildings, width of frontages, the distances of buildings from the access track, elevational features, material and roofscape. Buildings should be single storey in height with the gable facing the access track and the ridge running perpendicular to the track. The width of the building facing on to the track should be narrow not exceeding 5 metres in width. The floor area of any building should not exceed 40m² maximum.

Siting

The pattern of development on this estate is characterised by the buildings, within plots being set well back from the access frontage with the gable fronting the track. All new chalets or additions should follow this pattern. New buildings should be set back a minimum of 30 metres from the front boundary unless there is insufficient depth of plot in which case the set back should be a maximum possible allowing for site characteristics.

Details and Materials

The Council will expect the use of sensitive detailing appropriate to the character of the estate. Designs should be of a chalet style. Design features such as verandah, low pitched roofs, deep bargeboards and narrow door and window openings with a vertical emphasis should be incorporated in the design.

The use of traditional chalet materials should be adopted such as timber frame construction and timber cladding, windows should be timber and where possible roofs should be covered in timber shingles or similar traditional coverings. Brickwork or blockwork is not an appropriate finish for what should be considered inconsequential temporary buildings.

The use of brightly coloured or visually prominent materials such as metal sheeting or painted render is not appropriate.

The Council will not permit the use of external security lighting on buildings or elsewhere on the plots.

Flooding

The design of new buildings should also take into account the risk of flooding and raising of water levels. As the estate is liable to flooding any proposals should be accompanied by a Flood Risk Assessment to demonstrate how they will not give rise to or be affected by flooding. Advice should be sought from the Environment Agency.

Roofline

Height and slope of roof are very important factors in ensuring that new buildings blend in with their surroundings. Flat roofs are unattractive and uncharacteristic. Most new buildings will require pitched roofs reflecting the degree of pitch characteristic of the locality. The ridge of the roof should always be parallel to the longest side of the building and in all cases should be perpendicular to the entrance track. The roof pitch should be less than 30°. All new buildings should be single storey in height.

Extensions

Extensions to existing chalets should be small and subordinate to the main building. Extensions should not increase the floor area of existing buildings by more than 10 per cent in total. In any case the maximum floor area of the building should be no more than 40m².

Boundary Treatment and Landscaping

Boundaries should be wooden fences or post and wire or alternatively hedges should be planted to reflect the rural character of the estate. The use of surfacing and hard landscaping is not acceptable. Existing trees and shrubs should be retained on site where practicable.

Permitted Development

The Council in approving any new development will remove the permitted development rights for extensions and other works under Schedule 2, Parts 1 and 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Conditions

All new buildings will be subject to a condition covering the following:

- (i) used solely for recreational purposes during the months of April to October inclusive (weekends and holidays);
- (ii) at no time be used for permanent residential accommodation; and
- (iii) during November to March inclusive, the chalets shall be used solely for the storage of domestic items and household effects.

Caravans and Mobile Homes

The advice on permanent structures could equally apply to caravans and mobile homes which likewise need to be positioned to the rear of the plot with their shortest side facing the access road. The size of the caravan or mobile home should relate to the size of the plot on which it is positioned, there should be sufficient space around the mobile home/caravan to allow adequate landscaping and planting. Caravans and mobile homes will be subject to the same condition as described above.

Car Parking

Parking spaces should be incorporated within the site and designed so as to reduce their visual impact. The use of extensive hardsurfacing will not be acceptable and spaces should be screened by appropriate landscaping.

General Guidance

The guidance is not meant to be exhaustive and notwithstanding the above sections the Council's Adopted Local Plan should be consulted before making any applications and particularly Chapter 15 Design and Built Environment.

It is intended to consult on the basis of this draft guidance for comments and views. This will include residents, Parish Council, ward members, local amenity societies, Environment Agency and other interested organisations. These comments and views will where applicable be incorporated into the guidance.