

Commonly used saved AVDLP policies:

GP8. Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents when considered against the benefits arising from the proposal. Where planning permission is granted, the Council will use conditions or planning obligations to ensure that any potential adverse impacts on neighbours are eliminated or appropriately controlled.

GP9. Proposals for extensions to dwellings will be permitted where they:

- a) protect character of outlook, access to natural light and privacy for people who live nearby;
- b) respect the appearance of the dwelling and its setting and other buildings in the locality; and
- c) accord with published Supplementary Planning Guidance on residential extensions and the other policies of the development plan.

GP24. New development will be required to provide vehicular parking in accordance with the Council's operative guidelines published as Supplementary Planning Guidance.

These guidelines are intended to promote more sustainable transport options and will establish maximum levels of parking appropriate to the scale, type and location of development. In applying the guidelines the Council will have regard to the requirements of disabled people and those occupying specialised accommodation, and the need to maintain the vitality and viability of town centres.

During the period of the Plan the Council will review and may revise the parking guidelines in order to enhance the objectives of reducing car usage and traffic growth, and easing congestion

GP35. The design of new development proposals should respect and complement;

- a) the physical characteristics of the site and the surroundings;
- b) the building tradition, ordering, form and materials of the locality;
- c) the historic scale and context of the setting;
- d) the natural qualities and features of the area; and
- e) the effect on important public views and skylines.

GP38. Applications for new development schemes should include landscaping proposals designed to help buildings fit in with and complement their surroundings, and conserve existing natural and other features of value as far as possible.

Hard landscaping should incorporate materials appropriate to the character of the locality. New planting should be with predominantly native species. Conditions will be attached to relevant planning permissions to require the submission of landscaping schemes and implementation of the approved arrangements.

GP40. In dealing with planning proposals the Council will oppose the loss of trees, particularly native Black Poplars, and hedgerows of amenity, landscape or

wildlife value.

- GP53** In Conservation Areas the Council will seek to preserve or enhance the special characteristics that led to the designation of the area.
Proposals for development will not be permitted if they cause harm to the character or appearance of Conservation Areas, their settings or any associated views of or from the Conservation Area.
Proposals for development or redevelopment must respect the historic layout, scale and form of buildings, street patterns, open spaces and natural features in the Conservation Area that contribute to its character and appearance.
Proposals for alterations, extensions and changes of use must respect and complement the character, materials and design details of the structure and site concerned and its neighbours.
- GP95.** In dealing with all planning proposals the Council will have regard to the protection of the amenities of existing occupiers. Development that exacerbates any adverse effects of existing uses will not be permitted.
- RA2.** Other than for specific proposals and land allocations in the Local Plan, new development in the countryside should avoid reducing open land that contributes to the form and character of rural settlements.
In considering applications for building in Rural Areas the Council will have regard to maintaining the individual identity of villages and avoiding extensions to built-up areas that might lead to coalescence between settlements.
- RA3.** Proposals for the extension of residential and other developed curtilages beyond the built-up area of settlements that would adversely affect the character and appearance of Rural Areas will be resisted. Where such proposals are permitted, planning conditions may be imposed to regulate the use of the land and any associated building development.
- RA8.** The Proposals Map defines Areas of Attractive Landscape, identified in the County Structure Plan, and Local Landscape Areas, defined by the District Council, which have particular landscape features and qualities that are considered appropriate for particular protection.
Development proposals in these areas should respect their landscape character. Development that adversely affects this character will not be permitted, unless appropriate mitigation measures can be secured.
Where permission is granted the Council will impose conditions or seek planning obligations to ensure the mitigation of any harm caused to the landscape interest.
- RA11.** Outside the built-up area of settlements, the Council endorses the conservation and re-use of buildings that are of permanent and substantial construction, and generally in keeping with the rural surroundings, for non-residential purposes that fortify the local economy.
The scale of such schemes should not conflict with the strategy of concentrating development in the main settlements.
Conversion works should not involve major reconstruction or significant

extensions and should respect the character of the building and its setting.

Proposals should not give rise to other planning objections.

Permission for residential re-use is unlikely but may be granted exceptionally as part of an acceptable business conversion scheme, or where genuine attempts to secure business re-use have been unsuccessful. Any subsequent redevelopment proposals will be judged by other relevant policies in the Local Plan.

RA13. Within the built-up areas of settlements listed in Appendix 4 of the Plan residential development will be restricted to small-scale areas of land. Subject to other policies of the Plan, permission will only be granted for residential or mixed-use development comprising:

(a) infilling of small gaps in developed frontages with one or two dwellings in keeping with the scale and spacing of nearby dwellings and the character of the surroundings.

(b) up to five dwellings on a site not exceeding 0.2 ha that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise the partial development of a larger site.

Such development should use land efficiently and safeguard existing employment uses and significant open spaces and buildings. In Buckingham, Wendover, Haddenham and Winslow larger schemes may be permitted.

RA14. On the edge of built-up areas of settlements listed in Appendix 4 of the Plan permission may be granted for residential or mixed-use development of up to 5 dwellings on a site not exceeding 0.2 ha where:

a) the site is substantially enclosed by existing development;

b) the proposal would satisfactorily complete the settlement pattern without intruding into the countryside; and

c) the proposal does not comprise the partial development of a larger site.

Proposals should use land efficiently and create a well-defined boundary between the settlement and the countryside. Permission will not be granted for development that impairs the character or identity of the settlement or the adjoining rural area.

RA17. The replacement of existing dwellings in the Green Belt by new dwellings that are not significantly larger in area or volume, and which do not have a greater effect on the openness of the Green Belt, may be permitted subject to other relevant policies of the Plan.

Within the special landscape areas, similar replacement dwellings that do not harm the natural beauty of the Area of Outstanding Natural Beauty or the individual landscape features and characteristics of the Area of Attractive Landscapes and Local Landscape Areas may also be permitted.

RA18. Extensions and alterations to dwellings in the Green Belt that are not out of proportion or character with the original building and which do not materially reduce the openness of the Green Belt may be permitted.

Within the special landscape areas the scale, form and location of proposed dwelling extensions should have regard, as will the Council, to the

conservation of the natural beauty of the Area of Outstanding Natural Beauty and to the protection of important landscape features and characteristics of the Area of Attractive Landscapes and Local Landscape Areas.

RA29. Except where otherwise allowed for in the Local Plan, outside the built-up areas of settlements and identified employment areas, the Council will resist proposals for new employment buildings and for the expansion of established employment sites into the countryside.