

Charlton Horethorne Parish Council Statement of Design Objectives: v1.0 14 May 2018

This document should be read in conjunction with the latest version of the Charlton Horethorne Community Plan.

Charlton Horethorne PC fully supports the policies set out in SSDC's design documents, particularly "The Design of Residential Areas".

The predominant building materials in the parish are local honey-coloured stone with plain (flat) grey slate roof tiles. In addition, the village contains a variety of buildings in brick, blue lias and painted render with red/brown tile (plain or pantile, s-shaped) or thatch roofing, often in small groups. Given this diversity of materials, the Parish Council believes a strict set of design criteria is not appropriate for Charlton Horethorne. However, the village does have a very definite, coherent built environment character, of "loose-weave", small scale, unostentatious building. It is this sympathetic, organic development of the village that we wish to see both protected and continued.

The key design objectives that will be taken into consideration by the Parish Council when considering planning applications are as follows:

- 1 Quality: Building should have a high quality of design and layout, which also promotes a quality living environment for residents/owners. (e.g. with regard to space/location etc.)
- 2 Energy efficiency: Developments should prioritise energy efficiency (both active and passive), incorporate renewable energy opportunities, and reclamation of resources.
- 3 Siting a: Any building needs to respond to the natural topography of the site and avoid intrusive engineering features.
- 4 Siting b: Any building should enhance or preserve: views, public areas and footpaths and the character of the local environment.
- 5 Impact: Design needs to minimise the impact on the character and visual quality/integrity of the local landscape. (including: contours, flora, fauna and drainage).
- 6 Consolidation: Infill and extensions need to have appropriate locations that do not impact negatively on the amenities or character of the surrounding area.
- 7 Building scale and density: The building footprint and size needs to compare favourably to the site size and the local environment.

- 8 Materials: Building materials proposed for walls, roofs and detailing should not impact negatively on those of the neighbouring buildings.
- 9 Boundaries: Walls/fencing/hedging should be appropriate in scale and material, in relation to neighbouring buildings and the overall parish environment.
- 10 Roof design: The height, pitch and design of roofs (and dormer windows) should be sympathetic to the local building character, see SSDC's "The Design of Residential Areas".
- 11 Access and parking: There should be provision of adequate off-street parking without the hard surfaced area being too large for the site or visually intrusive. Parking should conform to Somerset District Council Parking Strategy as a minimum standard.
- 12 Conservation: The retention of trees, hedgerows, ponds etc on the site should be a priority.
- 13 Detailing: Priority should be given to the use of local styles and design good practice (avoid asymmetrical individual window unit patterns), see SSDC's "The Design of Residential Areas".
- 14 Innovation: Where the location and scale is appropriate, the Parish Council will support the development of high quality modern design within the parish providing it conforms to the above criteria.

NOTE: It is understood that all new development will meet SSDC building regulations as a minimum standard.