

Lynchmere Parish Council

Planning Inspection Guidelines

Site visits: Whenever possible, consult with both the applicant and neighbours. This is most important with new build, extensive alterations, conversion of existing buildings, such as barns, or loft conversions.

If unable to gain access to the site, make best inspection possible from roadside or adjoining property (with owner's permission.)

No. of Members to make visit:

Single new build, barn conversions, change of use or extensive alterations – 2 Members

Multiple new build – 3 Members

All others – 1 Member

Comments: Note comments of applicant and neighbours, if relevant, but do not *make* any comments or promises to either.

Off-road Parking Will sufficient off-road parking be provided? Will conversion of a garage to living accommodation result in a loss of off-road parking? Also consider any general road safety issues, such as sight lines.

No. of Parking Spaces Required:

Up to 3 bedroom house – 2 spaces, otherwise 3 spaces.

Drainage of surface water:

Leave any decisions to the District Council, who are more expert in these matters and who will request environmental impact studies if necessary.

Design, Landscaping & Materials:

To be in keeping with surrounding properties. Should comply with the requirements of Village Design Statement, when adopted.

Extensions: Consider whether an extension could have potential for separate occupation and whether a condition should be applied, restricting its use.

Demolition of Existing Property and Replacement by Multiple Properties:

Consider on its merits, but consider also the need to preserve good quality, large houses.

Tennis Courts and Swimming Pools:

Generally, no planning permission required, although any buildings or fencing associated with them may require it.

Neighbourly Issues: Any overlooking? Particularly with loft conversions. Is obscured glass needed in upper windows? Loss of amenity or view – not a public issue - neighbours to make their own objections. Over-development?

Environment: Check if any Tree Preservation Orders relate to the site. Consider the preservation of existing dividing hedges and fences.

Appeals: The Parish Council will not support appeals against refusal of planning permission, as they are not considered to be a public issue. However, the Parish Council may support the District Council in objecting to an appeal, if its original view was that the application should be refused. The Parish Council must be consistent in giving its views, unless new information comes forward.

Issues not relevant to the Parish Council's Recommendation:

Loss of view over another person's property.

Property values.

Compliance with other regulations.