

LANGFORD PARISH COUNCIL

PLANNING GUIDELINES

The Parish Council's aim is to support a thriving village community while preserving the high quality of the environment of the village and the local area. The council recognises that to achieve a thriving community the village has to embrace some change and development, not least to enable a good mix of residents in terms of age and occupation.

These guidelines set out how the Parish Council will consider planning matters in the light of the above aims (1 – see notes at the end). These guidelines have been agreed taking into account WODC planning policies (2).

The council will support applications for new buildings and extensions to existing buildings where:

- The site is appropriate in terms of plot size and location
- The site is within the existing “village envelope”
- Where access to the site is safe and adequate
- Where the site represents appropriate infilling amongst existing buildings
- The proposed building conforms to the existing building line
- The proposed building size is appropriate in relation to neighbouring properties
- The design and building materials proposed are appropriate in relation to neighbouring properties and the general village environment

The council will generally not support applications where:

- There is a significant adverse impact on neighbouring residential properties in terms of overlooking existing houses with loss of light or privacy
- The likely impact of vehicle access or street parking will have a significant impact on neighbouring properties
- New building is proposed on land currently designated as “agricultural” (except where the use of the proposed building is demonstrably agricultural, and is likely to remain agricultural in the future)

Because of its history and appearance much of the village has been designated as a Conservation Area (3). Where an application is for development within the conservation area in the older centre of the village (4) the council will pay particular attention to the proposed new building or extension in terms of:

- Building materials to conform to the traditional nature of materials appropriate for the conservation area (5)
- The style and design of the building or extension so that it does not detract from the traditional look of the conservation area of the village
- The size of an extension being of a scale and character appropriate to an existing building within the conservation area

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A number of buildings in the village are Grade II listed as being of special interest (6), and as such are subject to additional planning requirements for both external and internal alterations (7). The Council will take account of listed status when considering applications.

The council will support the conversion of existing buildings to commercial or residential use where such conversion does not have a significant adverse effect on neighbouring residential properties in terms of visual impact, the nature and frequency of vehicle access or increased off-site car parking, or detriment to the rural nature of the village environment.

The council will also seek to influence larger scale planning matters where they may have an adverse impact on the rural nature of a village and parish located in an area of significant natural beauty.

Notes

- (1) The West Oxfordshire District Council (WODC) is the planning authority which considers all planning applications. The Parish Council is always informed of all applications as a formal part of the process, and we have the opportunity to comment on applications, which we almost always do.
- (2) There are two WODC planning documents specifically relating to Langford, both of which are available on the WODC website at www.westoxon.gov.uk:

Langford: Conservation Area Character Appraisal ("Appraisal")
Langford: Proposals for Preservation & Enhancement ("Proposals")
- (3) Langford Conservation Area was designated in 1992. Conservation Areas are places of special architectural or historic interest which have a particular character or appearance worthy of preservation or enhancement – for a fuller explanation see the introductions of the WODC Appraisal and Proposals documents.
- (4) The exact part of the village Conservation Area is shown on the map on pages 4 & 5 of the WODC Appraisal document.
- (5) More detailed advice on appropriate building styles and materials is provided in the WODC Proposals document, pages 3-5.
- (6) The full schedule of listed building is given in the WODC Appraisal document, page 6
- (7) For a listed building special Listing Building Consent is required for any work that will affect the character or appearance of the building, either externally or internally – see WODC Proposals document, page 4

Revised and agreed October 2015