

## WARE TOWN COUNCIL

### PLANNING POLICY

Planning applications involving the following will not normally be looked at favourably

1. Conversion of garages into extra living space – unless there are exceptional circumstances.  
*Policy ENV9 applies if Permitted Development rights were withdrawn when permission granted for original dwelling.*
2. Dormer windows on the front elevation of a property.  
*ENV1 (I)(a), (b), (c)*
3. Flat roofs – pitched roofs preferred.  
*Policy ENV6 (IV) for 2 storey extensions.*
4. Replacement windows which are not consistent with the rest of the windows in the building/development.
5. Terracing effect to be avoided.  
*ENV6 (II).*
6. Trees – wherever possible developers should not cause felling of mature trees (any trees retained on development sites should always be properly protected during the construction period).  
*Policy ENV11.*
7. Conversion of front gardens from soft landscaping to hard which could result in the flooding adjacent areas and/or water not draining into aquifers.
8. Solar panels to be on sloping elevations not on vertical elevations.  
*SD3 (1) (b)*
9. Sites on Green Belt land.  
*Main policies GBC1 Appropriate Development in the Green Belt; GBC4 Major Developed Sites; GBC6 – GBC11 for specific uses.*

General points for consideration

1. Should be adequate off street parking provided for residents and visitors.  
*Appendix II and Vehicle Parking SPD (June 2008).*  
*Now maximum rather than minimum standards.*  
*Zonal Approach.*

2. Prefer more balanced profile of properties rather than large developments of flats.
3. New build should not be out of keeping with the essential character of the town.  
*ENV1 (I) (a), (b), (c), (d)*
4. Will look more favourably on developments which retain the street scene.  
*ENV1, especially (I)(b)*
5. In conservation areas any replacements should be in keeping with existing.  
*BH6*
6. Not generally in favour of conversion of commercial properties to residential.  
*STC2 & STC3 Primary and Secondary frontages protected at ground floor level.*
7. Prefer all new developments to have energy efficient construction.  
*ENV1 (I)(e)*  
*SD1*  
*SD3*  
*BH6*
8. Will look favourably on any 'green' elements to planning applications
9. Will welcome environmentally acceptable solutions to development problems.
10. Adequate infrastructure must be in place when any development is undertaken.
11. Development of Stansted Airport to be kept under constant review.
12. National Policy in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) will be taken into account in considering any development proposals

**NB:** Notes in italics after each item refer to the relevant policy for East Herts Local Plan Second Review.

Reviewed and approved 09.06.14