

Schedule Of Planning Applications For Consideration

In The following Order:

Part 1) Applications Recommended For Refusal

Part 2) Applications Recommended for Approval

Part 3) Applications For The Observations of the Area Committee

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

ABBREVIATIONS USED THROUGHOUT THE TEXT

AHEV	-	Area of High Ecological Value
AONB	-	Area of Outstanding Natural Beauty
CA	-	Conservation Area
CLA	-	County Land Agent
EHO	-	Environmental Health Officer
HDS	-	Head of Development Services
HPB	-	Housing Policy Boundary
HRA	-	Housing Restraint Area
LPA	-	Local Planning Authority
LB	-	Listed Building
NFHA	-	New Forest Heritage Area
NPLP	-	Northern Parishes Local Plan
PC	-	Parish Council
PPG	-	Planning Policy Guidance
SDLP	-	Salisbury District Local Plan
SEPLP	-	South Eastern Parishes Local Plan
SLA	-	Special Landscape Area
SRA	-	Special Restraint Area
SWSP	-	South Wiltshire Structure Plan
TPO	-	Tree Preservation Order

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING
COMMITTEE
WESTERN AREA – 24/07/08

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

Item Page	Application No	Parish/Ward Officer Recommendation Ward Councillors
1	S/2008/0709	TISBURY
Pages 3 - 7	Charlie Bruce-White	APPROVE WITH CONDITIONS
SITE VISIT 15:30	PHILIP PROCTOR ASSOCIATES HOLLY COTTAGE THE QUARRY TISBURY SALISBURY ERECT SINGLE STOREY EXTENSION TO FORM GARAGE AND GARDEN ROOM	TISBURY AND FOVANT WARD Councillor Beattie Councillor Mrs Green
2	S/2008/0941	HINDON
Pages 8 - 11	Charlie Bruce-White	APPROVE WITH CONDITIONS
	A E CHUBB LTD SPRINGFIELD CHALKE LANE HINDON SALISBURY ERECT REPLACEMENT CHALET BUNGALOW ERECT REPLACEMENT CHALET BUNGALOW	KNOYLE Councillor Fowler
3	S/2008/0814	MERE
Pages 12 - 13	Mr W Simmonds	APPROVE WITH CONDITIONS
	MR GEORGE JEANS 3 BOAR STREET MERE WARMINSTER INSERT ROOFLIGHT WINDOWS INTO NORTH AND EAST ROOF PLANES	WESTON & MERE WARD Councillor Jeans Councillor Mrs Spencer

Part 2

Applications recommended for Approval

1

Application Number:	S/2008/0709		
Applicant/ Agent:	MR SIMON RUTTER		
Location:	HOLLY COTTAGE THE QUARRY TISBURY SALISBURY SP3 6HR		
Proposal:	ERECT SINGLE STOREY EXTENSION TO FORM GARAGE AND GARDEN ROOM		
Parish/ Ward	TISBURY		
Conservation Area:	TISBURY	LB Grade:	
Date Valid:	10 April 2008	Expiry Date	5 June 2008
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

REASON FOR REPORT TO MEMBERS

Cllr Beattie has requested that the application be determined by Committee, to consider issues regarding the design of the proposed extension and whether it would preserve or enhance the character of the Tisbury Conservation Area.

SITE AND ITS SURROUNDINGS

The site relates to Holly Cottage, situated on The Quarry, within the Tisbury Conservation Area. The site is within the AONB and Housing Policy Boundary.

THE PROPOSAL

It is proposed to erect a single storey side extension, comprising garage and garden room. The proposal also involves the provision of a solar panel on the south-west roof slope of the existing dwelling.

The submitted plans also indicate hardsurfacing to provide vehicular access to the garage, as well as a new roof light and porch to the existing dwelling. However, these aspects of the proposal fall within permitted development rights and are not subject to planning permission.

PLANNING HISTORY

92/0004	Two storey extension to provide bedroom, lounge and attached garage and alteration to vehicular access	AC	04.03.92
94/1119	Extension and alterations to cottage and alteration of vehicular access	AC	04.11.9
97/1013	Extension to form additional living accommodation	AC	23.09.97
06/0601	Replacement domestic shed	REF	15.05.0

REPRESENTATIONS

Western Area Committee 24/07/2008

Advertisement	Yes
Site Notice displayed	Yes
Departure	No
Neighbour notification	Yes

Third Party responses 3 letters of objection. Reasons include: detrimental impact upon character of conservation area; overdevelopment given extent of previous extensions; loss of privacy; inappropriate materials; the garden room could be used for business purposes and access to the property is unsuitable for additional vehicular movements; implications of construction traffic.

Parish Council response Object. This dwelling is very visible from The Quarry and the proposals would not be in keeping with the local environs. The proposals will make the dwelling much larger than any other nearby cottage and the materials and aspects will be out of keeping.

CONSULTATIONS

Conservation Officer No objections for the proposal but do think we need a condition requiring sample stone to be used and also a condition requiring a panel to be built with the proposed mortar.

Highways Officer The current situation allows adequate space for the parking of two vehicles within the site, as long as this remains and there is no alteration to the access, I recommend that no highway objection be raised.

MAIN ISSUES

1. The acceptability of the proposal given the policies of the Local Plan;
2. Character of the locality and amenity of the street scene;
3. Amenities of the occupiers of adjoining and near by property;
4. Highway considerations.

POLICY CONTEXT

Local Plan policies G1, G2, D3, CN8, CN11, C4, C5, PS8

PPS1: *Sustainable Development*; PPG15: *Planning & the Historic Environment*; PPS22: *Renewable Energy*.

PLANNING CONSIDERATIONS

Impact upon visual amenity, including character of conservation area

The extension would be erected to the side of the dwelling, to the front of an existing stone retaining wall. Whilst this stone wall is an attractive feature within the conservation area, and would be obscured by any addition to the front of it, subject to an appropriately designed extension it is considered that the character of the conservation area would still be preserved. The design of the extension shall be considered below.

Although the more contemporary design of the extension would be in contrast with the traditional appearance of the existing cottage, that is not to say it would detract from its original character. The extension would be set back from the front of the dwelling and would be of a low height so as to appear appropriately subservient. Whilst a flat roof is to be used, this is considered

appropriate in this instance given its integration with the existing stone retaining wall and raised land to the rear. The use of a sedum “green” roof, which would also provide benefits in terms of drainage and biodiversity, would integrate well with the neighbour’s garden to the rear, being at approximately the same level and with similar green treatment. It is considered that a traditional pitched roof would have a relatively awkward relationship and would appear at odds when viewed from this neighbour’s garden.

The use of glazing on the garden room link is considered acceptable, giving the extension a less bulky appearance. A planning condition shall be imposed to require further details of the timber framing in order to ensure a high quality finish. The main part of the extension would make use of natural stone to its front facing elevation and a planning condition will be imposed to ensure that it appropriately matches the existing dwelling.

Concern has been raised that the extension would comprise overdevelopment given previous additions to the dwelling. Although it is appreciated that the overall width of the south-east elevation would be quite substantial, given the low height of the extension, its set back from the front of the existing dwelling, which preserves open space to its front, and the narrow nature of The Quarry which impedes broad views of the dwelling, it is not considered that this width harms the character of the Conservation Area. In terms of historic form, it is noted that dwellings on this side of The Quarry have developed in a linear, terraced-like manner, and in this respect the form of the extension follows the established pattern.

Further concern has been expressed that the application could be a precursor to removing the front boundary wall and vegetation. However, this is neither part of the application nor essential for the purposes of facilitating the development and as such cannot be considered as part the proposal. In any instance, such an event seems unlikely given that it provides privacy to the applicant’s house and garden.

Solar panel

It is noted that local and national planning policies support renewable energy and householder microgeneration as a means of combating climate change, although within protected areas, such as AONBs and Conservation Areas, high regard should also be given to preserving their character. The proposed solar panels would be sited on the south-west roofslope of the existing dwelling, which is the side elevation when viewed from The Quarry. Consequently, views of the solar panels would not be evident from the Conservation Area itself, although there are views into the Conservation Area and of the south-west roofslope from Weaveland Road. The side of the dwelling is set back at least 30 metres from Weaveland Road, however, and is partially obscured by a garage and row of terraces. Furthermore, it is not considered to provide a key view into the Conservation Area. As such, the proposed siting of the solar panels is considered to strike an appropriate balance between supporting microgeneration and preserving the character of the Conservation Area. Further details of the solar panels shall be required through a planning condition, to ensure that the panel and associated equipment are as discrete as possible.

Impact upon neighbouring amenity

Due to the low height of the extension, it is not considered that its bulk would affect the amenity of neighbours. Given the single storey nature of the extension, it is not considered that it would result in any materially significant overlooking beyond the existing use of the land as a garden area.

It is noted that concern has been raised that the garden room could be used as an office for business purposes. However, a planning condition can be imposed to restrict the use of the extension.

Concern has also been expressed regarding the disturbance that may be caused during the construction phase. However, such issues do not carry significant weight in the determination of planning applications unless they are in the wider public interest. A planning condition can be imposed, however, to restrict the hours of construction.

Impact upon highways safety

Since the existing parking arrangements, which are satisfactory, are not affected by the proposal, the Local Highways Authority do not consider that the development would have an adverse impact upon highways safety. For the avoidance of doubt a planning condition shall be imposed to confirm and secure two off street car parking spaces.

CONCLUSION

The extension and solar panel would integrate appropriately with the existing dwelling and would preserve the character of the Conservation Area and AONB whilst providing sustainability benefits in terms renewable energy and the green roof. There would be no adverse impact upon the amenity of neighbours, and highways safety would not be affected. The proposal would therefore generally accord with the aims and objectives of the development plan.

RECOMMENDATION: APPROVAL

Reasons For Approval:

The extension and solar panel would integrate appropriately with the existing dwelling and would preserve the character of the Conservation Area and AONB, whilst providing sustainability benefits in terms renewable energy and the green roof. There would be no adverse impact upon the amenity of neighbours, and highways safety would not be affected. The proposal would therefore generally accord with the aims and objectives of the development plan.

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. Before development is commenced, a schedule of external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

3. Before development is commenced, detailed sections and elevations of the eaves of the recessed garden room shall be submitted to at least 1:25 scale and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character of the Conservation Area.

4. Before development is commenced, further details of the proposed solar panels have been submitted to and agreed in writing by the Local Planning Authority. Details shall include dimensions, means of attachment, protrusion from the roof slope and any other associated external equipment. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character of the Conservation Area.

5. Before development is commenced, details of the new windows and doors have been submitted to and approved in writing by the Local Planning Authority. Detailed sections and elevations of all new windows shall be submitted to at least 1:5 scale, and large

scale elevations of all new doors shall be submitted to at least 1:10 scale. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character of the Conservation Area.

6. Before development is commenced, a site layout plan to at least 1:500 scale indicating two off street car parking spaces shall be submitted to an agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the parking spaces shall be maintained as such thereafter.

Reason: To ensure appropriate parking provision.

7. All window frames in the extension hereby permitted shall be of timber finish which shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and the character of the Conservation Area.

8. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Holly Cottage.

Reason: To retain planning control over the use of the premises.

9. No construction or demolition work shall take place on Sundays or public holidays or outside the hours of 0800 to 1800 weekdays and 0800 to 1300 on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of amenity.

And in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy G1	Sustainable Development
Policy G2	General Development Guidance
Policy D3	Design of extensions and outbuildings
Policy C4	AONB
Policy C5	AONB
Policy CN8	Conservation Areas
Policy CN10	Conservation Areas
Policy CN11	Conservation Areas
Policy PS8	Renewable energy

Application Number:	S/2008/0941		
Applicant/ Agent:	A E CHUBB LTD		
Location:	SPRINGFIELD HINDON SALISBURY SP3 6EG		
Proposal:	ERECT REPLACEMENT CHALET BUNGALOW		
Parish/ Ward	HINDON		
Conservation Area:	HINDON	LB Grade:	
Date Valid:	20 May 2008	Expiry Date:	15 July 2008
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

REASON FOR REPORT TO COMMITTEE

Cllr Fowler has requested that the application be determined by Committee, due to concerns expressed by the Parish Council over the scale of the proposed extensions.

SITE AND ITS SURROUNDINGS

The site relates to a bungalow known as Springfield, situated on Chalke Lane, Hindon. Although the bungalow itself is situated outside the Conservation Area, part of the northern end of the site is, and distant views of the bungalow's rear elevation are possible from the High Street. The site is also within the AONB.

THE PROPOSAL

Consent is sought to demolish the existing dwelling and to erect a replacement chalet bungalow.

The application follows on from a recently approved scheme (S/2007/1583) to extend and alter the existing dwelling. Rather than implementing this extant permission, the applicants have decided that demolishing the existing dwelling and erecting a new one to similar footprint, shape, height, finish, etc. would be preferable. The main differences between the current and extant scheme include:

- Omission of a side extension
- Omission of a flat roof dormer
- The increased width of the garage and above bedroom by 200mm
- The increased height of a rear bay window

The ridge height of the proposed dwelling would be no greater than the ridge height permitted within the recently approved scheme. Existing and proposed ground level data has been supplied to confirm that the ridge increase over the existing dwelling would still be 650mm.

PLANNING HISTORY

03/1770	1 ½ storey extension to side with accommodation in roof space. Dormer window to front. Detached garage and rear balcony. New vehicular access.	AC	20.10.03
07/1583	Side & rear extension to replace existing garage, conservatory & utility. Raise ridge line & rear roof slopes to provide additional bedrooms.	AC	17.09.07

CONSULTATIONS

Conservation Officer On the basis that this application is essentially identical to the previously approved application, I see no reason to object. The building makes no positive contribution to the conservation area and therefore its demolition is acceptable. I note the Parish Council's concerns, and accept that it will be slightly more visible from the bottom end of the

High St, but don't feel that it has a discernibly more negative impact than the current dwelling – it is clearly read as belonging to a distinctly separate area of mid-20th century development.

REPRESENTATIONS

Advertisement	Yes
Site Notice displayed	Yes
Departure	No
Neighbour notification	Yes
Third Party responses	No

Parish Council response Object. Reasons include:

- Increased height and width of bungalow would have an adverse impact within the street scene.
- The new rear gable would appear too dominant when viewed from the High Street.
- State that planning decisions should be consistent, and note planning history of adjacent site relating to a new dwelling.

MAIN ISSUES

1. The acceptability of the proposal given the policies of the Local Plan;
2. Character of the locality and amenity of the street scene;
3. Amenities of the occupiers of adjoining and near by property;

POLICY CONTEXT

Local Plan policies G2, H16, D2, C4, C5, CN8, CN11

PLANNING CONSIDERATIONS

Impact upon visual amenity

The extant consent is a material planning consideration within the determination of this application. The main alterations in visual terms would be the omission of a side extension and flat roof dormer window. Both alterations are considered to result in improvements to the overall appearance of the dwelling, resulting in a more balanced and simpler design. Other alterations are of a more minor nature, including the increased width of the garage, alterations to the porch and rear bay window, and are considered to have a neutral impact.

Whilst it is noted that the Parish Council still maintain their objection to the principle of increasing the scale of this dwelling, notwithstanding the extant consent, it is considered there are sound planning reasons why the proposal is acceptable in visual terms. Whilst it is noted that the resulting dwelling would have a higher ridge line than the two dwellings to either side, it is not considered that this would have a detrimental impact upon the appearance of the street scene, since the dwellings are not viewed as a collective group of similar styled dwellings, and the existing street scene's character is very much varied in terms of the scale and design of its buildings. Furthermore, being situated on the lower, northern side of Chalke Lane, it is not considered that the resulting dwelling would appear unduly dominant within the street scene. Information regarding existing and proposed finish floor levels have been provided so that there is no doubt over the height increase proposed, which can subsequently be enforced if necessary.

Regarding views of the dwelling from the Conservation Area, specifically from the High Street, it is noted that distant views are possible. The replacement dwelling would be larger and therefore undoubtedly more prominent. However, that is not to say that this increased scale would have an adverse impact if the design is acceptable. Attention is very much drawn to the existing

bungalow by a conservatory and a flat roof dormer, which detract from the existing design of the rear elevation of the bungalow. Within the proposed scheme, the appearance of the rear elevation of the dwelling would be improved by the removal of these features, and the introduction of a new gable which, although larger, is of a more appropriate design. Consequently, it is considered that views from the Conservation Area would not be harmed.

The proposals also involve a change from brick to render, with brick quoins being incorporated. Since there is already a variety of materials evident on Chalke Lane, including brick, stone and render, it is not considered that this proposed alteration would be out of keeping with the area. A condition shall be imposed, however, to agree an appropriate colour to the render. It is unlikely that a bright white render would be acceptable given views of the dwelling from the Conservation Area.

Given that the new dwelling would benefit afresh with permitted development rights, it is considered appropriate to remove permitted development rights for extensions to secure that future control can be exercised over the design and scale of the dwelling.

Neighbouring amenity

It is not considered that the proposed extensions would result in any significant overbearing or overshadowing impact upon neighbours. Indeed, the proposal would have a lesser impact upon the dwelling to the east due to the omission of the side extension. The proposed increased width of the garage by 200mm is not considered to be materially more harmful to the neighbour to the west than the extant scheme.

Regarding the maintenance of privacy, compared to existing, there would potentially be some increased overlooking from the first floor window of the gabled rear extension, although for the neighbouring dwelling to the side, any loss of privacy would be restricted to an oblique angle to the far end of the garden, and dwellings to south would not be significantly overlooked due to the distances involved. Compared to the extant scheme, the current proposal would have no greater impact in terms of privacy.

CONCLUSION

The replacement dwelling would be of an appropriate design, scale and appearance, and would not have a significant impact upon the amenity of neighbours or on views from the Conservation Area. Appropriate parking and turning arrangements would be maintained and there would be no adverse impact in highway safety terms. The development would therefore generally accord with the aims and objectives of the development plan.

RECOMMENDATION: APPROVAL

REASONS FOR APPROVAL:

The replacement dwelling would be acceptable in principle, and would not have a significant impact in design or amenity terms, and would not have an unacceptable impact upon views from the Conservation Area.

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of

the colour of the finished render including any paint to be applied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

3. The finished floor level of the proposed dwelling shall be in accordance with the details contained within the applicant's letter and plan received on 10/07/08.

Reason: For the avoidance of doubt.

4. Notwithstanding the provisions of Classes A to C of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of visual and neighbouring amenity.

And in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy G2	General Development Guidance
Policy D2	Design of infill development
Policy H16	Application of Housing Policy Boundaries
Policy C4	AONB
Policy C5	AONB
Policy CN8	Conservation Areas
Policy CN11	Conservation Areas

Application Number:	S/2008/0814		
Applicant/ Agent:	MR GEORGE JEANS		
Location:	3 BOAR STREET MERE WARMINSTER BA126DD		
Proposal:	INSERT ROOFLIGHT WINDOWS INTO NORTH AND EAST ROOF PLANES		
Parish/ Ward	MERE		
Conservation Area:	MERE	LB Grade:	
Date Valid:	28 April 2008	Expiry Date:	23 June 2008
Case Officer:	Mr W Simmonds	Contact Number:	01722 434553

REASON FOR REPORT TO COMMITTEE

The applicant is a Council Member

SITE AND ITS SURROUNDINGS

The application relates to number 3 Boar Street in Mere, being a detached shop and post office with ancillary first floor accommodation. The premises is within the Conservation Area of Mere.

THE PROPOSAL

The application relates to the insertion of four rooflight windows, two being within each of the north (front) and east (side) elevations.

PLANNING HISTORY

84/1195	Demolition of shop & store & erection of new shop & store & conversion of shop beck to residential use	AC	22.10.84
84/1196	Demolition of shop, etc	AC	18.10.84
88/565	Extension to form bedroom & front porch	AC	24.05.88

CONSULTATIONS

Conservation officer – No objection subject to Condition for specification of rooflight windows

REPRESENTATIONS

Advertisement	Yes
Site Notice displayed	Yes
Departure	No
Neighbour notification	Yes
Third Party responses	None received
Parish Council response	Recommend approval

MAIN ISSUES

Impact on Conservation Area
Impact on neighbour amenity
Scale, design & materials

POLICY CONTEXT

Policies G2 (General Criteria for Development), D3 (Design) & CN8 (Conservation Areas)

PLANNING CONSIDERATIONS

The application relates to number 3 Boar Street in Mere, being a detached shop and post office with ancillary first floor accommodation, situated within the Conservation Area of Mere.

The application proposes the insertion of four rooflight windows, two being within each of the north (front) and east (side) elevations. The first floor of the building is used as ancillary storage/staff room etc to the shop. The application proposes two conservation type rooflights in the north (front) elevation, and one conservation rooflight and one larger means of escape rooflight window within the east (side) elevation.

The proposed roof windows are considered compatible in size and design with the existing building and would not result in the undue overlooking of neighbouring premises.

The form, scale and design of the proposed rooflight windows, and the materials used, are considered to respect the character of the area. The development is thereby considered to preserve or enhance the existing character of the Conservation Area.

RECOMMENDATION: APPROVAL

REASON FOR APPROVAL

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (G2 (General Criteria for Development)), D3 (Design) & CN8 (Conservation Areas) of the saved policies of the adopted Salisbury District Local Plan insofar as the proposed development is considered compatible in terms of the scale, design, materials and character of the existing property, and would not adversely affect the amenity of neighbours or the existing character of the surrounding Conservation Area.

A Condition requiring the agreement of the type and specification of the proposed roof windows to ensure a harmonious form of development.

And subject to the following Conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)
2. No development shall take place until details of the type and specification of the proposed rooflight windows have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D03A)

Reasons: To secure a harmonious form of development.

And in accordance with the following policies of the Adopted Salisbury District Local Plan.

G2 (G2 (General Criteria for Development)), D3 (Design) & CN8 (Conservation Areas)