

Deputation of Fareham Society on P/17/0266/DPO Chesterfield and Dashwood Design Codes

The Fareham Society welcomes the provisions of these Design Codes as a means of guiding the design approach of the new housing to be provided at Welborne and of ensuring that this quality of development is maintained in the future.

Both Design Codes are notably prescriptive, and it is considered that they are the better for it. The Society welcomes the fact that the proposed layouts, house designs and landscaping set out in the Codes are in keeping with the Garden City approach that Buckland said at the outset they would provide. Also welcomed is the involvement that the "Town Architect" is proposed to have at pre. application stage in assessing the quality of submitted schemes and their compliance with the Codes.

The proposed control over future extensions/alteration to houses by householders through the Welborne Garden Village Trust (WGVT) involvement would go beyond the controls Councils have through the planning process and would assist in maintaining the quality of the development.

Given the above the Fareham Society broadly approves of the Codes. It does, though have some limited reservations which are set out below.

- The guidance for householders says that WGVT approval is required on extensions requiring planning permission. Given the extent of permitted development rights some form of WGVT control should also be provided for certain extensions not requiring planning permission This is especially important given the extent to which the Government has sought to extend those rights, such as enabling additional storeys without permission.
- As well as stating that replacement windows and doors should be in keeping with the design of properties WGVT approval should be required to enforce this.