

BROSNA ADOPTED LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Brosna (Brosnach) is an attractive hilltop village in North Kerry located close to the county boundary with Cork and Limerick. The village is located approximately 19 km from Castleisland and 11 km from Abbeyfeale. The Clydagh River, a tributary of the Feale forms a natural western boundary to the settlement.



1.2 Functions & Facilities

Brosna is primarily a service centre for its agricultural hinterland. It's relatively isolated location and the low level of through traffic has militated against the expansion of services in the village.

The village has a basic range of facilities which include a Catholic Church, a community centre, Garda Station, funeral home, post office, two grocery shops and six public houses. There is a primary school and GAA grounds a short distance outside the plan area. A Fair Day is held in the village square on the last Saturday of every month. A large childcare facility has recently been granted planning permission on a site to the south of Cois na hAbhainn housing estate.

1.3 Population

The village of Brosna is located in the ED of Brosna and there are no census population figures for the village itself. The population of Brosna ED decreased by 7% over the 1996-2002 intercensal period from 819 to 762 persons. The population of the ED decreased further by 1% between 2002 and 2006, giving a population of 755 persons in 2006, an overall drop of 7.8% in the ten year period.

1.4 Infrastructure

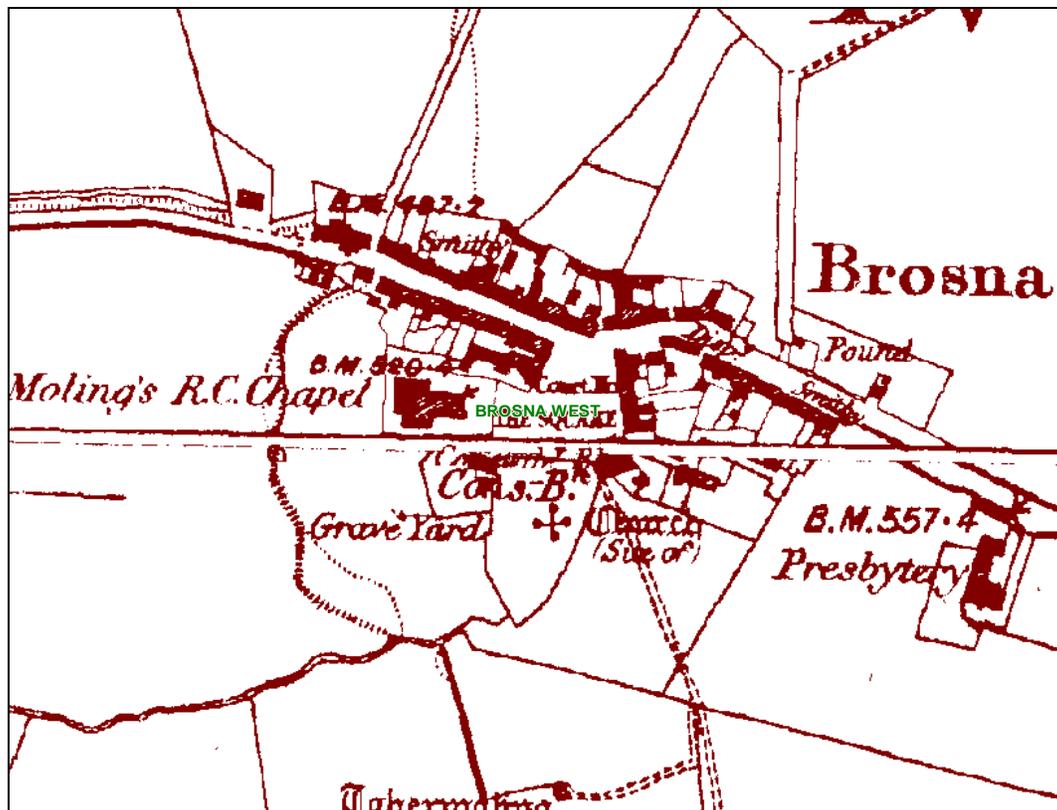
There is an existing sewerage scheme which is operating at full capacity. This scheme currently discharges to the River Clydagh and there are no plans to upgrade or expand this sewerage scheme. Low density housing with each house having its own treatment system individually designed in accordance with the relevant EPA standards will be considered on zoned lands.

A limited number of one-off houses however may be permitted to connect to the existing system if compliance with the Wastewater Discharge Regulations 2007 is demonstrated. It is also an option for a developer or developers to propose the design, construction and financing of Wastewater Collection and/or Treatment Infrastructure following consultation with the Water Services Section. Individual treatment systems and pumping stations serving a particular development are not acceptable.

A new regional water supply scheme was completed in 2001 to serve Brosna, Knocknagoshel and surrounding areas.

1.5 Urban Form

The settlement pattern is linear running east to west, with development concentrated along the main street. The original section of the settlement, situated at the upper eastern end of the village, is much more compact and exhibits a much stronger sense of urban streetscape (see OS map). In contrast the development pattern at the lower west end of the village is characterised by a much deeper building line and a greater diversity of building forms. On the north side of Main Street many dwellings have large undeveloped garden spaces. A Local Authority housing estate is located off the main street at the southern end of the village and is distinctive in both its form and layout from the village as a whole. Narrow back lanes running parallel with the main street serve dwellings on the north and south of the street and add interest to the village.



Map: Original settlement of Brosna village (Source: Ordnance Survey 1897-1898)

Brosna, unlike many of the other village settlements in North Kerry, has an impressive village square which is now somewhat underutilized with several rundown buildings fronting onto it. The area now serves mainly as a car park and is used once a month for a Fair Day.

In recent years new development has been limited and consists of a development of a terrace of four houses at the southern end of the village and a cluster development of seven dwellings at the north western perimeter of the village.

Streetscape improvements are proposed for the western end of the main street. This will ensure that any redevelopment that occurs along here will constitute an improvement to the street and be of high quality architectural design.



1.6 Built Heritage

There are two protected structures in the plan area;

- St. Moling and Carthage Catholic Church (designed by Ashlin and built 1868) (21302401)
- Garda Station, Village Square, (RPS KY 032-001)

It is not proposed to add any further structures to the record of protected structures in this plan.

An Architectural Conservation Areas has been proposed along the eastern end of the main street on both sides (See Appendix for full details). This has been designated to help preserve the essential character and form of this traditional streetscape.

St Molings Well is located at the end of a pedestrian passage to the south of the graveyard. This well is an important part of local heritage and is visited by locals every Saturday in May.

1.7 Archaeology

There are five recorded monuments within the plan area:

- KE024-014 - Enclosure
- KE032-008 - Ecclesiastical remains
- KE032-00801 - Site of Church
- KE032-00802 - Graveyard
- KE032-00803 – Enclosure

Much of the village core is located within the RMP constraint for the large ecclesiastical enclosure RMP KE 024-014 which forms the point of origin for the village.

1.8 Natural Environment & Amenity

Brosna is located on the east bank of the Clydagh River valley approximately 2km from its confluence with the River Feale. This area of the Clydagh which is immediately to the west of the village is part of the Lower River Shannon designated cSAC. The land surrounding the village is undulating with a number of hills in the vicinity rising to approximately 250 metres. The village itself slopes east (170metres) to west (120metres) where it meets the Clydagh. A high proportion of land to the south between Brosna and Cordal is heavily forested. The southern part of the village is designated as a Hen Harrier Area SPA.

Land has been identified as an amenity area at the western end of the village adjacent to the river along with a riverwalk. An indicative playground has been indicated at this location.

A second amenity area has been zoned for to the west of the Church. This could be developed as a centrally located town park and its amenity zoning adjacent to the Church will help preserve important views of the Church from the lower part of the village.



Aerial photograph showing extent of Brosna village (2004)

1.9 Vehicular and Pedestrian Traffic

Brosna due to its relatively isolated location on a tertiary road is not subject to significant traffic volumes or congestion.

A large car park outside the village church and on-street parking is sufficient to cater for demand over the plan period. The footpath network is adequate in the village except at two locations where there is none. Footpaths may need to be upgraded in places.

1.10 Employment

Local employment opportunities are limited and are largely associated with agriculture. Given the recent decline in agriculture and the scale of the settlement it is likely that the majority of employment will continue to be based in the larger urban centres of Abbeyfeale, Castleisland, Listowel and Tralee.

1.11 Growth and Residential Development

The village has not seen any substantial developments in recent years. It is envisaged that due to the villages peripheral location and the lack of capacity in the villages wastewater treatment plant that future development will be limited and will serve the housing needs of locals as an alternative to the proliferation of housing in the countryside. The existence of a large ecclesiastical enclosure at the centre of the village may also be a constraint on the extent of future development.

Due to its linear settlement pattern there are large undeveloped backland sites that provide the opportunity for contiguous integrated development. A lot of this land is of undulating topography and any development here will have to be sensitively designed for its location. It is considered that a new street should be developed to the south of Main St with strong urban streetscape to consolidate the village core and built-up area and to further enhance the village's attractive streetscape. The design of such a streetscape should allow for the retention of the impressive views of the Catholic Church from the west of the village.

2.0 DEVELOPMENT STRATEGY

- The future development strategy is to provide for the development of Brosna as a small rural village and local service centre on a scale commensurate with its infrastructural capacity. All development will by its nature and design contribute to creating an identity and sense of place. This will be achieved by ensuring new developments are of an appropriate local scale, and contribute to improvements in its urban form, and which preserve its character, heritage and natural features.
- The village has a unique character and strong innate architectural heritage and has been relatively unspoilt by development to date. Future development should contribute to the village's strong identity and sense of place. This will be achieved by ensuring new developments are in keeping with the scale, character and settlement pattern of the village and reflect local design features.

3.0 OVERALL OBJECTIVES

Objective No	Overall Objective It is an objective of the Council to;
OO-1	Retain a compact and sustainable village structure. New development shall contribute towards a compact settlement structure through making effective use of backland and infill sites and zoned lands contiguous with existing development.
OO-2	Facilitate development that integrates with the existing village, takes account of the topography and existing building heights and streetscape and is consistent with the character of its traditional village form.
OO-3	Consider low density development to cater for detached housing. Such proposals will be required to demonstrate how the development contributes to the creation of an attractive urban structure while integrating with the existing village structure.
OO-4	Encourage developers to adopt existing distinctive local design features and to preserve and enhance existing archaeological and historical features.
OO-5	Facilitate the provision of social, community and retail facilities necessary to support the local population and create a viable community.
OO-6	Encourage employment uses at appropriate locations to provide local employment and sustainable growth

3.1 SPECIFIC OBJECTIVES

3.1.1. Natural Environment & Amenity

Objective No.	Specific Objective It is an objective of the Council to;
NEA-1	Ensure that the water quality of the Clydagh River which is part of the Lower River Shannon cSAC (002165) is maintained and protected from polluting development.
NEA-2	Ensure that infill and riverbank alteration will be prohibited where there is a risk of interference with the aquatic habitat and flood discharge. Any such development will be subject to the approval of the Shannon Regional Fisheries Board and the OPW.
NEA-3	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
NEA-4	Protect existing trees and hedgerows where possible and promote additional planting in new developments.
NEA-5	Provide for the development of a village park and indicative playground as indicated on the Zoning Map.
NEA-6	Reserve lands for the development of a riverside walk as indicated on the Zoning Map.
NEA-7	Ensure that any new development on greenfield and brownfield lands (that is, development not located within existing buildings) shall be realised within 30m of the nearest edge of the cSAC, screening for Stage II Appropriate Assessment shall be carried out, as part of the Environmental Assessment Process.

3.1.2 Vehicular and Pedestrian Traffic

Objective No.	Specific Objective It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-2	Reserve lands for the development of indicative roads to serve zoned lands. The route of the proposed road is indicative pending a feasibility study
T-3	Extend pedestrian routes in new and existing development throughout the plan area.
T-4	Seek the provision and improvement of footpaths as indicated on the zoning map.
T-5	Require, where necessary, road widening measures to increase the carrying capacity of roads serving zoned lands.
T-6	Facilitate junction improvements at the western end of the village as indicated on the zoning map.

3.1.3 Built Environment

Objective No.	Specific Objective It is an objective of the Council to:
BE-1	Ensure that development proposals for these lands as indicated on the Zoning Map will be designed and laid out to preserve the views of the church from the west. The new streetscape will be designed to sit into the topography of the landscape and will be of a high quality architectural design and finish incorporating local design features.
BE-2	Promote a high standard of architectural design to enhance the existing streetscape and contribute to the development of an attractive urban environment.
BE-3	Facilitate development that integrates with the existing village and is consistent with the character of its traditional village form.
BE-4	Preserve the village's architectural heritage and encourage developers to adopt existing distinctive local design features.
BE-5	Promote attractive streetscapes and approaches into the village.
BE-6	Facilitate village and streetscape improvements as indicated on the zoning map in the form of footpaths, lighting and landscaping.

3.1.4 Built Heritage

Objective No.	Specific Objective It is an objective of the Council to:
BH-1	<p>Protect and enhance structures included in the Record of Protected Structures by requiring that:</p> <ul style="list-style-type: none"> • No such building is demolished • The maintenance, alteration, extension, replacement or insertion of any significant feature(s) or part(s) to a protected structure shall not be detrimental to the character of the structure. • Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting. • The erection of any structure within the curtilage, adjacent to, or within the vicinity of the structure shall not be detrimental to the character of the structure and the setting, and shall be sited and designed sympathetically with the character of the structure and the setting. • Any works that will materially affect the character of a protected structure or proposed protected structure shall require planning permission. Consultation with the Planning Department is recommended prior to any works being carried out. • The Planning Authority shall secure retention and preservation of particular features of special interest. • The Planning Authority shall use its statutory powers to ensure protected structures are maintained in good order. • The Planning Authority will encourage the appropriate and sensitive reuse of protected structures.
BH-2	<p>Designate the area as indicated on the Zoning Map and Appendix A as an Architectural Conservation Area (ACA) in accordance with the provisions of the Planning and Development Act 2000 (as amended) and the statutory guidelines for designation issued by the Department of the Environment, Heritage and Local Government.</p>
BH-3	<p>Encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in the village.</p>

3.1.5 Archaeology

Objective No.	Specific Objective It is an objective of the Council to:
A-1	<p>Ensure the preservation of all archaeological monuments included in the Record of Monuments and Places.</p>
A-2	<p>Have regard to the advice and recommendations of the County Archaeologist, the National Monuments Service and the National Museum in respect of monuments and features not currently listed in the Record of Monuments and Places.</p>

Objective No.	Specific Objective It is an objective of the Council to:
A-3	Ensure that any proposed development within the lands highlighted as representing the zone of archaeological potential around a monument listed in the Record of Monuments and Places (RMP) will be referred to the National Monuments Section of the Department of Environment, Heritage and Local Government. Such developments will be the subject of archaeological impact assessment and may require further subsequent archaeological mitigation – buffer zones/exclusion zones, monitoring, pre-development archaeological testing, and archaeological excavation prior to a decision being made.

Appendix A

Proposed Architectural Conservation Area

Proposed Architectural Conservation Area

1.0 Introduction

Many of the towns and villages of County Kerry contain areas which exhibit a distinct character and intrinsic qualities, based on their historic built form and layout. This character is often derived from the cumulative impact of the area's buildings, their setting, landscape and other locally important feature. The materials used and the manner in which they are used in the buildings all possess historical significance and render a sense of place and identity. These areas are an expression of our culture and our identity and constitute an important part of our heritage. The Planning and Development Act, 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas, or ACAs.

An ACA is 'a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure and whose character it is an objective of the Development Plan to preserve'.

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centred on an individual building, or a terrace of houses; they may be rural or urban. ACA designation forms the basis for policies to preserve or enhance an area, and provides a basic control over the external appearance of buildings, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development limited. Any works that would have a material effect on the character of an ACA require planning permission.

Kerry County Council recognises that by making provision for the protection of these areas, in order to retain the special character of an area, in many cases, this protection is best achieved by controlling and guiding change on a wider scale than the individual structure. The objective of the designation is to guide the processes of change within an area and ensure that all future developments are carried out in a manner sympathetic to the special character of the area.

This document is one of a series of appraisals aimed at identifying the special character of each ACA throughout the county, with specific conservation objectives and policies formulated to protect this character. The aim is to give guidance to owners/occupiers and developers on the type of work that would require planning permission. The objective of an Architectural Conservation Area is to protect the special character of an area through the careful control and management of change.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemption development regulations, will no longer apply. Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only the impact on the character of the structure itself and adjacent structures, as required under Section 4(1)(h), but must now also have regard to the impact on the overall character of the area, as required under Section 82(1).

The designation of ACA status therefore results in restrictions on certain works to the exteriors of structures, their settings and plot boundaries. For example, the construction of a small house extension or a boundary wall within an ACA may require planning permission, although such works may be exempted development elsewhere.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that in general, planning permission will be required for any new build to the front of structures and changes of original materials, such as windows, wall finishes, boundary walls, roof materials etc. While new development and alterations to existing structures can still occur subject to planning, proposals should respect or enhance the area's special character. The key consideration for the Planning Authority will be to ensure that development proposals respect the special character and appearance of the area and contribute to its preservation and enhancement.



Fig. No. 1 Western extremity of ACA

2.0 Location and Boundary of the Conservation Area

Brosna is located in the north eastern corner of the county less than 2 km. from the border with county Limerick and 4 km. approximately from the Cork boundary. The village is situated in an undulating landscape with a number of hills over 200 metres in the vicinity. The Clydagh River forms the western boundary of the village and from this point at about 120 metres OD, the village rises to 180 metres at its eastern extremity. This change in levels gives the village its unique charm and character.

The ACA is focused along the east and west side of the Main Street, west of the Square, as shown in Fig. 2.



Fig. No. 2 ACA Boundary

3.0 Historical Development of the Area

The completion of the Listowel Newmarket road in 1827 would have boosted economic activity along the route of the road. Although Brosna was 1.5 km to the south of the new road its completion was a positive economic boost to the area. A large section of the north side of Main Street which is included in the ACA is evident in the 1842 OS map, there are also structures on the east side of what was to become the Square following the completion of St Molings. (Fig. 5) St. Molings Catholic Church, designed by George Ashlin and dating from 1863 is the most significant building in the village and given its elevated location is the most prominent structure in Brosna.



Fig. No. 3 1842 OS map

4.0 Schedule of Protected Structures and Recorded Monuments

There are no structures included in the Record of Protected Structures within the ACA. St. Molings Church which is a Protected Structure is nearby to the south. There are no known Recorded Monuments within the boundaries of the ACA, but there are a number to the south of the proposed ACA



Fig. No. 4 Stepped roofscape

5.0 Description of Existing Built Environment

a) Street Pattern and Materials. Main Street is oriented in an east west direction The western end of Main Street which is not included in the ACA is comprised of mainly two storey structures, mainly terraced but some semi detached and a few detached buildings well set back from the public roadway. The upper part of Main street which is within the ACA is comprised of mainly two storey structures forming an unbroken streetscape with a relatively narrow footpath mainly less than 2 metres. The buildings themselves are relatively nondescript but it is the overall streetscape pattern, the curved building line and the stepped roofscape which gives character to the area and warrants its inclusion in an ACA. (Fig. 4)



Fig. No. 5 Curved streetscape

b) Form and Arrangement of Public and Private Open Space. There is no public open space within the boundaries of the ACA. The main public space in the village is the square which abuts the ACA. All the buildings within the ACA access directly onto the public footpath and any private open space is to the rear of these properties.

c) Socio Economic Functions. The buildings are mainly private dwellings, there is also a post office and a few public houses.

d) Built Fabric-General Description. The building types are relatively homogenous, two storey terraced houses with pitched slate roof and smooth plaster finish. Overall the built fabric is in good condition. There are still some probably original window features, but the majority of the windows are either aluminium or uPVC.

e) Roofs, Ridges, Bargeboards, Chimneys. Simple robust chimneys, little barge or ridge detailing

f) Walls. All the buildings in the ACA have a paint plaster finish apart from two structures on the southern side of the street. The buildings possess little ornament apart from some window and door surrounds and some quoin stone features.



Fig. No. 6 Highlighted base/plinth

g) Openings. Entrances and openings have been altered over the years to suit particular commercial or domestic circumstances. In some buildings the base/plinth is highlighted.

h) Rainwater Goods. Some original cast-iron rainwater pipes and gutters remain but uPVC gutters and downpipes predominate.



Fig. No. 7 View along Main Street

i) *Views.* The vista looking west along Main street to the rolling countryside on the west bank of the Clydagh River is worth preserving.

6.0 Summary of Special Character

The principle features of the built form are

- buildings arranged with a common building line exclusively on the back of the pavement
- pitched roofs covered in slate or artificial slate
- roofs have variable ridge heights and the stepped roofscape is one of the highlights of the ACA.
- some remaining timber sash windows, mainly UPVC top opening windows
- the curved building line
- good use of colour

Negative features

- utility poles randomly located on the footpath.

7.0 Guidelines for development, within the Conservation area.

1. New Buildings. All new buildings in a Conservation Area should be designed with reference to their surroundings and their impact on the character and appearance of the area. Special attention should be paid to form, height, bulk, materials (style and colour), proportion of openings and detailing of roofs, windows and doors.

2. Alterations and Extensions. These should not dominate an existing building's scale or alter the composition of its main elevation. Any alterations including partial demolition should respect an existing building and its materials. All new work should complement the old in quality, texture and colour as well as method of construction. Artificial wall cladding and coatings or artificial roof slates will not generally be allowed on any elevation.

3. Materials. In certain circumstances planning permission will include conditions to ensure that traditional materials, appropriate to a particular building or site, are used.

4. Colour and Painting. The architectural unity of a Conservation Area, in whole or part, may depend on the use of specific colours for the decoration of external rendered walls, joinery or railings. Therefore original colour schemes should be retained. Walls and stone detailing which have traditionally not been painted should generally remain undecorated.

5. Advertisements. All advertisements within a Conservation Area should be sympathetic to its historic character. New advertisement displays will be strictly controlled and the removal of inappropriate signs pursued. There will be a presumption against internally illuminated projecting fascia signs and advertising above ground floor level. Advertisement hoardings of any description will not be appropriate.

6. Undoing Damage. The Council will use opportunities created through planning applications or other proposals to negotiate improvements which remove unsympathetic alterations or additions from existing buildings and which secure the proper repair or restoration of buildings.

8.0 Planning Implications

8.1 Works not affecting the character of the ACA (do not require planning permission)

a) Maintenance and Repairs. Planning permission is not required for regular maintenance works and genuine repairs within the ACA (such as *roof, window repairs or rainwater goods*) as long as original materials are retained where they exist or where replacement is necessary that it is on a like-for-like basis. When repairing a building in a conservation area the original character of masonry and /or brickwork walls should be maintained.

Roof-Chimneys, Dormer Windows, Satellite Dishes. The roof is one of the most important parts of a property as it makes the building wind and watertight and can bring harmony to a streetscape. Where possible the original roof material (such as natural slate) ridge tiles and hip tiles should be retained and repaired, or replaced on a like-for-like basis. Imitation slates are a poor substitute in quality and appearance for natural slate and detract from the character of a building. The conversion of loft space and the installation of inappropriate dormer windows and or rooflights have a negative impact on the appearance of a building and detract from the character of a roofscape. The shape, height and variety of chimney stacks and other architectural details on buildings in a conservation area contribute greatly to the local character and should be retained and repaired. Aerials, satellite dishes and alarm boxes can have a detrimental impact on the appearance of a building. Where possible they should be situated inside or to the rear of a building or carefully located to minimise the impact on the character of the building.

Window and Door Openings. Windows and doors are an important component of a building and any alteration or replacement can significantly alter the character and appearance of a house. Whenever possible the original windows and doors should be retained and repaired in order to keep the integrity of the original design, so preserving the character and proportions of the house. The efficiency (thermal capacity and soundproofing) of the windows can be increased through the use of appropriate secondary glazing. Imitation replacement window styles and inappropriate replacement window materials (such as UPVC) are poor alternatives for traditional timber vertical sliding sash windows. UPVC windows have thicker cruder frames than timber windows. These unsuitable styles and materials impact on the proportions and overall appearance of a window and a building. The character of a house is then changed which has a detrimental impact on the overall appearance of a townscape and a conservation area.

Rainwater Goods. Original cast iron rainwater goods such as gutters on brackets, downpipes and hoppers contribute to the character and appearance of buildings in a conservation area. UPVC rainwater goods attached to fascia boards have a negative impact on the appearance of a traditional house. Where possible original rainwater goods should be retained and repaired or replaced on a like-for-like basis.

b) Internal Alterations. ACA designation does not prevent internal changes or rearrangements as long as these changes do not impact on the exterior of the structure.

c) Restoration of Character. Where original materials have been removed and replaced with inappropriate alternatives, the restoration or reinstatement of such features will not require planning permission where the method, materials and details for the works have been agreed with Kerry County Council.

d) Works to the Public Domain. It is the aim of the Councils to improve the pedestrian environment in Brosna. To this end the Council will encourage the removal of incongruous items of street furniture, including poles, public signage, or other items which add to the visual clutter and detract from the streetscape and pedestrian safety.

8.2 Works impacting on the character of the area (works requiring planning permission)

a) *External Walls.*

Removal of render.

Changes to the original finish, or the addition of an applied layer of masonry, brick, wood or plaster.

b) *Roof- Chimneys, Dormer Windows, Satellite Dishes.*

The removal of the original roofing materials such as natural slate and its replacement with modern materials such as fibre cement tiles.

The removal of existing chimney stacks and early terracotta, or clay pots or other features of the roofscape.

The installation of rooflights or dormer windows on front elevations, or on slopes visible from the public domain.

c) *Window and Door Openings.*

Alterations to structural openings and creation of additional openings. Replacement of doors or windows in a style, material, or method of opening other than the existing.

The replacement of single glass panes with double glazed units, reinforced glass or textured glass.

Removal of features such as fanlights, overlights, sidelights and door ironmongery

d) *Rainwater Goods.*

Removal of original cast iron hoppers, gutters and downpipes.

e) *Extensions.*

Extensions and all new build that impacts on the street facing elevations of buildings within the ACA will require planning permission.

Proposals for the alteration or extension of properties within the ACA will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the area and will not compromise the amenities of adjacent properties.

Any proposals for extensions should be subsidiary in size and design to the main building and of appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property.

Very careful consideration will be required for alterations and extensions affecting the roof of a property as these have the potential to significantly impact on the character and appearance of the ACA

f) *Commercial Frontages.*

The alteration of frontages of shops or other commercial premises within the ACA, the installation of new signage and the installation of additional external elements to the facades of commercial premises.

g) *Plot Widths/ Building Lines.*

Any such alterations could impact negatively on the character of the area.

h) *Amalgamation of Sites /Properties.*

Any such alterations could impact negatively on the character of the area.

i) *New Build / Replacement*

Developers will be required to demonstrate that any new build reflects the established character of the buildings in the ACA, developers need to take account of such aspects as roof line, overall proportions and external finish.

j) *Backland Development.*

The height of any backland development should not exceed that of the existing building stock.

k) *Demolition.*

The demolition of any house in the ACA would have to be justified on the grounds of structural defects or failure. As part of the justification for demolition details will be required of repairs/or remedial works normally used in such circumstances and an explanation as to why they are not suitable in this case.

The developer will also be required to submit a comprehensive photographic survey of the structure to be demolished

l) *Views.*

Existing views need to be maintained.

m) *Landscaping.*

The original pattern of gardens and grounds and the presence of trees can contribute greatly to the character of a conservation area and should be retained.

n) *Colour and Painting.*

Any painting scheme should complement the existing colour regime.