

**To: Planning and Climate Change Policy Board**

**On: 14 June 2022**

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**Report by: Chief Executive**

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**Heading: A Guide to Development in Conservation Areas 2022**

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## **1. Summary**

- 1.1 This report presents the Guide to Development in Conservation Areas 2022. The guide supports the Local Development Plan 2021 and the New Development Supplementary Guidance providing advice on new development proposals or work to a property within a conservation area.
- 1.2 A copy of the Guide to Development in Conservation Areas can be found [here](#).
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
- (i) Approve the publication of the Guide to Development in Conservation Areas 2022.
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## **3. Background**

- 3.1 There are 8 conservation areas within Renfrewshire which require to be safeguarded and enhanced due to their architectural or historic interest. The guide aims to ensure that any new development and/or alterations/works preserves and enhances the character and appearance of conservation areas.
- 3.2 The guide supports the Local Development Plan 2021 and sets out the different types of consent that may be required when undertaking development within a conservation area.

It also outlines general advice for new development proposals and/or works as well as setting out overarching conservation area principles.

3.3 The guide puts a spotlight on the following areas:

- New build;
- Demolition;
- Extensions;
- Doors & porches;
- Windows;
- Dormers & rooflights;
- Roofs & chimneys;
- Garages;
- Satellite dishes;
- Boundaries, gardens, drives;
- Trees;
- Shopfronts.

3.4 The principle messaging in the guide is for preservation and re-use and where there are alterations, additions or changes then these must be sympathetic to the character and appearance of the conservation area.

#### **4. Next Steps**

4.1 Following approval by the Board, the Guide to Development in Conservation Areas 2022 will be available online at the Council's webpages.

4.2 The design advice will become a material consideration in the assessment of new development proposals and works in a conservation area.

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#### **Implications of the Report**

1. **Financial** – None.

2. **HR & Organisational Development** – None.

3. **Community/Council Planning** – None.

4. **Legal** - None.

5. **Property/Assets** – None.

6. **Information Technology** – None.

7. **Equality & Human Rights** -

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights.

No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **COSLA Policy Position** - None.
13. **Climate Risk** – None.

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Appendix 1 – A Guide to Development in Conservation Areas 2022

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