**Conservation Area Planning Constraints and Planning Policy**

Planning Constraints

Below is a list of the types of development that are subject to additional control by Conservation Area designation, therefore require planning permission, advertisement consent or Conservation Area Consent. This list is not exhaustive.

- Demolition of all and in some cases part, of any building or structure.
- Any extension of two or more storeys that extends to the rear and any extension that extends to the side.
- Cladding, any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- Any enlargement consisting of an addition or alteration to its roof, such as a dormer window.
- The erection, extension or alterations of garden structures and outbuildings (such as a shed), situated on land between the side elevation of a dwellinghouse and the boundary of the curtilage of that dwellinghouse.
- A satellite dish or a chimney, flue or soil and vent pipe, installed on a front or side wall or roof slope that fronts a highway.
- Solar panels installed on a wall that fronts a highway; or a stand-alone solar array that would be closer than the existing dwelling to any highway which bounds the property.
- Tighter advertisement controls.
- Trees within Conservation Areas with stem diameters of 75mm or greater when measured at a height of 1.5m above ground level are protected. Anyone wishing to work on such trees must normally give six weeks notice to the Local Authority. Replacement planting duties may apply.

This information is correct as at December 2012. Please be aware that it is subject to change, so for further information please contact the Planning Department.
Planning Policy

Below is a list of Aylesbury Vale District Council’s Planning Policies relating to the management of Conservation Areas and the wider built historic environment. These policies should be read in conjunction with National legislation and guidance on the historic environment.

- GP.35 Design of new development proposals
- GP.38 Landscaping of new development proposals
- GP.39 Existing trees and hedgerows
- GP.40 Retention of existing trees and hedgerows
- GP.45 “Secured by Design” considerations
- GP.53 New development in and adjacent to Conservation Areas
- GP.59 Preservation of archaeological remains
- GP.60 Development of Parks and Gardens of Special Historic Interest

Aylesbury Vale District Council Conservation Areas Supplementary Planning Document
(published March 2011)

Aylesbury Vale District Council District Wide Strategy Conservation Area Management Plan
(published May 2009)