

CHAPTER 4

THE BUILT ENVIRONMENT

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4.0 INTRODUCTION

- 4.0.1 Teesdale's image is of a large rural area with important landscape features. This does not however hide the important role that the built environment has in the distinctive character of the District.
- 4.0.2 The character of the built environment in the district differs from the former coalfield settlements in the north-east to the more rural pattern of development in the rest of the district.
- 4.0.3 There are many aspects of the District's built environment where there is a need for enhancement and environmental improvement - creating not only a visual improvement to our townscape but also giving a better quality of environment for people to live and work in.

4.1. LISTED BUILDINGS AND CONSERVATION AREAS

- 4.1.1 There are over 1,000 buildings listed as being of architectural or historic interest in the District, this represents the highest number in any district in County Durham. Of those listed there are 18 Grade I and 55 Grade II*.
- 4.1.2 As well as the many listed buildings there are many areas of particular quality which are defined as Conservation Areas.
- 4.1.3 There are 21 Conservation Areas designated in the District; Barnard Castle, Gainford, Middleton in Teesdale, Staindrop, Whorlton, Barningham, Bowes, Cleatlam, Cotherstone, Eggleston, Greta Bridge, Headlam, Hilton, Ingleton, Langton, Lartington, Little Newsham, Mickleton, Newbiggin, Romalldkirk and Wackerfield. The District Council is committed to the identification, protection and enhancement of the District's heritage. It operates the Barnard Castle Conservation Area Partnership with English Heritage and Durham County Council. This provides financial assistance for the repair of historic buildings of townscape importance within the town's Conservation Area.
- 4.1.4 Barnard Castle's historic character is unique. The town has been recognised nationally as one of the 51 most historically and architecturally important towns in Great Britain.
- 4.1.5 In addition to the Barnard Castle Conservation Area Partnership, the District Council also operates the Teesdale Village Roofing Grant Scheme in conjunction with Durham County Council. These operate within the following Conservation Areas: Barningham, Bowes, Cotherstone, Eggleston, Gainford, Hilton, Ingleton, Lartington, Little Newsham, Mickleton, Middleton in Teedale, Newbiggin, Romalldkirk, Staindrop and Whorlton.

4.2 SITES OF ARCHAEOLOGICAL INTEREST

- 4.2.1 There are numerous sites within the District, recognised as being of national importance and designated as scheduled Ancient Monuments. These include Barnard Castle, Barnard Castle Bridge, Bowes Castle, Greta Bridge Roman Camp, Cockfield Fell, Egglestone Abbey and Whorlton Suspension Bridge.
- 4.2.2 There are also nearly 800 entries on the County Sites and Monuments record for Teesdale. This is not an exhaustive list, and new sites are being added every year.
- 4.2.3 English Heritage advises that plans should reiterate the presumption in favour of the preservation of important archaeological sites and their settings, and against development adversely affecting such sites.
- 4.2.4 Ancient Monuments and sites of archaeological interest are important, as irreplaceable evidence of the past development of the District, and provide evidence of the settlements, places of worship, farming or industrial activities.
- 4.2.5 Much archaeological heritage has already been destroyed through urban development, agricultural methods and mineral extraction. The balance between development and archaeological preservation has to be carefully considered. It must be stressed, however, that the presence of archaeological remains need not represent a significant constraint to the development of a site, or to the form, layout and design (including foundations) of any buildings, provided that appropriate archaeological evaluation is undertaken and the recommendations identified by it are incorporated into the design of the scheme at the earliest possible stage.

4.3 CONVERSION OF RURAL BUILDINGS

- 4.3.1 Due to the changing nature of the rural economy, many existing traditional rural buildings have become redundant from their primary use, or suitable for re-use and adaptation. These buildings, although not listed, make a valuable and positive contribution to the character of the area. Conversion can often lead to the preservation of a rural building which might otherwise fall into dereliction. However alterations to accommodate new uses can have a detrimental impact on important architectural and historic features of the building. It is important that new proposals for traditional buildings in the countryside are in keeping with the building and its surroundings and should not introduce a distinctly urban design into a rural setting.

- 4.3.2 These buildings offer opportunities for farmers to diversify their operations as well as creating employment opportunities in areas where employment is declining. This can also help to protect the environment by reducing the need to travel to work. Opportunities for sport and recreation provision may also be appropriate.

4.4 POLICY OBJECTIVES

4.4.1 The policies of the Plan will aim to achieve the following objectives:-

- ◆ To ensure the preservation and retention of listed buildings in the District.
- ◆ Protect Conservation Areas from insensitive development.
- ◆ Preserve and record the District's archaeological resource for the future generations;
- ◆ To identify, conserve and enhance the cultural heritage of the District including the sites, buildings, monuments, areas and features of archaeological or historical significance by the introduction of special controls over land use and development and by undertaking enhancement schemes.

4.5. POLICIES

4.5.1 LISTED BUILDINGS

4.5.2 Over 1,000 individual buildings within the District have been listed as being of special architectural or historical interest. These buildings and their settings constitute a finite environmental, cultural and economic resource and are afforded protection as such by the requirement for owners or developers to obtain 'listed building consent' from the Local Planning Authority for works to the building e.g. demolition, alterations and extensions to the existing structure, or for any development within its setting which would adversely affect the character of the building.

4.5.3 It is important that the District's built heritage is protected from insensitive, irreversible and unnecessary alterations. Many Listed Buildings can sustain some degree of sensitive alteration or extension. Where new uses are proposed for Listed Buildings, it is important to balance the effects of any changes on the special interest of the Listed Building against the viability of the proposed use. In judging the effects of any alteration or extension it is essential to have assessed the elements that make up the interest of the building in question. It is often possible with careful negotiation to carry out works without detracting from the character of the building, ie by ensuring that work is carried out to the highest standard and in ways which relate to traditional materials and techniques. Any alterations or loss to the historic fabric should be adequately recorded at the expense of the developer, and as a condition of consent it may be appropriate for applicants to arrange a suitable programme of recording features to be destroyed. Guidance in relation to alterations, extensions and change of use to Listed Buildings is provided in paragraph 3.8-3.15 of PPG15.

4.5.4 There are some external fixtures which may affect the character of the Listed Buildings and would therefore require Listed Building Consent. These include satellite dishes, burglar alarms, security lighting, central heating and other flues and meter boxes.

POLICY BENV1

ALTERATIONS, EXTENSIONS AND CHANGES OF USE TO A LISTED BUILDING WILL ONLY BE PERMITTED IF THE PROPOSALS ARE IN KEEPING WITH THE CHARACTER AND APPEARANCE OF THE BUILDING, OR WHERE IT CAN BE CLEARLY PROVEN THAT OTHER USES WHICH MAY BRING ABOUT LESS DAMAGE TO THE BUILDING ARE NOT VIABLE.

4.5.5 Listed Buildings are a finite resource. Listed Building Consent is required for the demolition, alteration or extension of a Listed Building. Applications in respect of grade I or II* Listed Buildings are referred to

the Secretary of State for National Heritage for determination with an appropriate Council Recommendation.

- 4.5.6 The destruction of historic buildings is seldom necessary for reasons of good planning. More often it is the result of neglect, or the failure to make imaginative efforts to find new uses for them or to incorporate them into new development. Teesdale District Council will resist all efforts to demolish Listed Buildings, except in exceptional circumstances.
- 4.5.7 PPG 15 Planning and the Historic Environment provides advice on such exceptional circumstances but there is a presumption in favour of preserving Listed Buildings, their settings and any features of special architectural or historical interest which they possess.
- 4.5.8 Listed Building Consent for demolition is only likely to be granted if there is evidence that every possible effort has been made to secure continuation of its existing use or to find an alternative use for the building.

POLICY BENV2

DEMOLITION OF A LISTED BUILDING WILL NOT BE PERMITTED OTHER THAN IN EXCEPTIONAL CIRCUMSTANCES AND UNLESS A SATISFACTORY REDEVELOPMENT SCHEME HAS BEEN AGREED.

- 4.5.9 The protection and enhancement of the District's heritage in the form of its listed buildings goes further than the degree of protection afforded to the buildings themselves. Developments which take place adjacent to or in the same vicinity, can have a detrimental impact on such buildings.
- 4.5.10 Development away from the site can sometimes have an adverse effect on the settings of a Listed Building, for example where it would affect views of an historic skyline.
- 4.5.11 The design of new buildings intended to stand alongside historic buildings is particularly critical. Such buildings must be carefully designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment and the use of appropriate materials. Development in the vicinity of a Listed Building will be controlled in such a way as to protect the building's setting and to safeguard its contribution to visual amenity.

POLICY BENV3

DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF A LISTED BUILDING OR ITS SETTING WILL NOT BE PERMITTED.

4.6 CONSERVATION AREAS

- 4.6.1 The District Council has a statutory duty to designate as Conservation Areas those parts of the District which are considered to be of special architectural or historic character and worthy of preservation and enhancement. Conservation Areas may be designated on the basis of the quality of groups of buildings, the special character of spaces enclosed by buildings, e.g. village greens, a historic street pattern, or the character of elements of the street scene, e.g. shop fronts, steps, railings, lamp posts and trees.
- 4.6.2. There are currently 22 areas within the District designated as Conservation Areas and their location is shown on the proposals maps. The Gainford Village Design Statement and the Cotherston Village Design Statement have been adopted by the Council as supplementary planning guidance. Further parish plans or village design statements may be adopted by the council as supplementary guidance during the plan period.
- 4.6.3 The Council has a statutory duty to preserve and enhance the appearance of those areas. New development in a Conservation Area, must protect or enhance its character. It is therefore vital that any new development, or alterations or extensions are of a high quality and are entirely appropriate to these settings. To ensure that this is achieved it will usually be necessary for development proposals to be submitted in the form of a detailed planning application. An outline application is not usually adequate to determine the impact of a development proposal on a Conservation Area. It is also vital to preserve features, such as boundary walls, which are integral to the historic fabric. Planning permission will not, therefore be granted for the demolition of any buildings, which contribute to the areas character. Where total demolition of a building is acceptable and where redevelopment of the site is desirable, permission for demolition will normally be granted subject to planning conditions requiring prior letting of a contract of approved redevelopment to ensure that premature demolition does not take place.
- 4.6.4 Trees, hedgerows and open spaces are an integral part of most Conservation Areas. Indeed, the character of a Conservation Area can rely as much on features such as spaces between buildings, changes in ground level, village greens, gardens as on the buildings themselves. It is therefore important to retain such features in order to safeguard the character of the Conservation Area as a whole.

POLICY BENV4

DEVELOPMENT WITHIN AND/OR ADJOINING CONSERVATION AREAS WILL ONLY BE PERMITTED PROVIDED THAT:

- A) THE PROPOSED LOCATION, DESIGN LAYOUT, MATERIALS AND SCALE RESPECTS THE QUALITY AND CHARACTER OF THE AREA;**
- B) MATERIALS FOR BUILDINGS AND HARD LANDSCAPING MUST BE APPROPRIATE TO AND SYMPATHETIC WITH THE CHARACTERISTICS OF THE AREA;**
- C) THE PROPOSAL DOES NOT GENERATE EXCESSIVE TRAFFIC, PARKING, NOISE OR OTHER ENVIRONMENTAL PROBLEMS WHICH WOULD BE DETRIMENTAL TO THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA;**
- D) THE PROPOSAL DOES NOT DESTROY TREES, HEDGEROWS, LANDSCAPE FEATURES, VIEWS AND UNDEVELOPED AREAS WHICH CONTRIBUTE TO THE CHARACTER OR THE APPEARANCE TO THE AREA AND ITS SETTINGS;**
- E) ANY SERVICES WHICH LEAD TO THE NEW DEVELOPMENT SHOULD WHEREVER POSSIBLE BE LOCATED UNDER GROUND;**
- F) PROPOSALS SHOULD MEET THE REQUIREMENTS OF OTHER RELEVANT POLICIES OF THE LOCAL PLAN.**

PROPOSALS WHICH WOULD ADVERSELY AFFECT THE SETTING OF A CONSERVATION AREA OR THE VIEWS INTO OR OUT OF THE AREA WILL NOT BE PERMITTED.

4.7 REVIEW OF CONSERVATION AREAS

4.7.1 The majority of existing Conservation Area boundaries were designated some time ago. Since then, some of these have been subject to a significant amount of development, not all of which has been beneficial to the character of the Conservation Area. The Local Authority is required to review its Conservation Areas from time to time and decide whether any further areas should be designated or whether

parts should be excluded. Any alterations to Conservation Area boundaries will be subject to separate legislative procedure and involve consultation. Conservation Area designation and boundary review is not seen as an end in itself. Policy Statements will be prepared for Conservation Areas within the District which identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued.

POLICY BENV5

~~THE BOUNDARIES OF EXISTING CONSERVATION AREAS WILL BE REVIEWED AND ADJUSTMENT MADE WHERE APPROPRIATE.~~

4.8 NEW CONSERVATION AREAS

4.8.1 There are a number of settlements within the District of outstanding character which are not currently designated as Conservation Areas. In order to protect and enhance this character it is proposed to designate them as Conservation Areas. The designation imposes certain duties of perspective duties on prospective developers to produce a very high standard of design that pays special attention to the desirability of not harming the character of each of the Conservation Area designations. The designation of Conservation Areas is subject to separate legislative procedure and will involve consultation with the general public and external agencies.

4.8.2 The proposals for the designation of a Conservation Area for Cockfield are closely linked to the District Council's regeneration projects in the Gaunless Valley area as part of a partnership with the local community and Groundwork West Durham.

POLICY BENV6

~~CONSIDERATION WILL BE GIVEN TO THE DESIGNATION OF NEW CONSERVATION AREAS IN THE FOLLOWING SETTLEMENTS:-~~

**~~BOLAM
BOLDRON
COCKFIELD
HAMSTERLEY
OVINGTON~~**

4.9 ARTICLE 4 DIRECTIONS (RESTRICTION OF PERMITTED DEVELOPMENT RIGHTS)

4.9.1 Within Conservation Areas developments can occur which are permitted development such as extensions, alterations to windows and alterations to roofing materials. As these developments do not require planning permission there can be no control over design or choice of materials. Unsympathetic developments within Conservation Areas can detract from the quality of these areas. Article 4 Directions withdraw permitted development rights for a prescribed range of minor developments that can cumulatively lead to the erosion of the character and appearance of the sensitive area. Many of the sites involved will be residential in nature. In formulating a Direction for each Conservation Area, the Council will include those properties where such controls are necessary, and will seek to bring under control only those classes of permitted development appropriate in each case. The making of an Article 4 Direction is subject to a separate legislative procedure and full local consultation.

POLICY BENV7

**THE DISTRICT COUNCIL WILL SEEK TO MAKE ARTICLE 4 DIRECTIONS IN THE FOLLOWING SETTLEMENTS :-
BARNARD CASTLE, BARNINGHAM, BOWES, COTHERSTONE, EGGLESTON, GAINFORD, HILTON, INGLETON, LARTINGTON, LITTLE NEWSHAM, MIDDLETON IN TEESDALE, MICKLETON, NEWBIGGIN, ROMALDKIRK, STAINDROP AND WHORLTON**

4.10 SHOPFRONTS

4.10.1 There are a number of fine shopfronts in the District, particularly in Barnard Castle, Middleton in Teesdale and Staindrop. Special care is needed when dealing with proposals which might detract from the character of the building. The traditional features of such shopfronts should be retained whenever alterations are being carried out.

4.10.2 The District Council will take into account the design guidance found in '*Shopfronts - Design Guidelines in County Durham*' produced by Durham County Council when determining planning applications for new shopfronts.

4.10.3 Proposals which introduce incompatible standardised corporate styles, inappropriate modern materials or which involve the linking of two or more buildings with a common fascia will be resisted.

POLICY BENV8

WELL DESIGNED AND APPROPRIATE SHOPFRONTS, WHETHER ORIGINAL OR REPRODUCTION, SHOULD BE RETAINED WHEREVER PRACTICABLE AND IF NECESSARY RESTORED WHEN THE OPPORTUNITY ARISES. NEW SHOPFRONTS SHOULD RELATE IN SCALE, PROPORTIONS, MATERIALS AND DECORATIVE TREATMENT TO THE RELEVANT FACADE OF THE BUILDING AND, WHERE APPROPRIATE, TO ADJACENT BUILDINGS AND/OR SHOPFRONTS.

4.11 ADVERTISEMENTS

4.11.1 Advertisements are a necessary feature of commercial areas and often do not require advertisement consent. Advertisements however can detract from the quality and character of the settlements. This is especially of concern regarding Conservation Areas. Traditional signs such as pictorial hanging signs found on Public Houses are an important feature in many Conservation Areas and should be retained wherever possible.

4.11.2 The designation of Areas of Special Control can help to control the size and design of adverts by reducing their permitted development rights. As Barnard Castle is a nationally recognised Conservation Area it is considered that it is appropriate to designate it as an Area of Special Control. The designation of Areas of Special Control is subject to a separate legislative procedure and consultation.

POLICY BENV9

ADVERTISEMENTS AND SIGNS WITHIN CONSERVATION AREAS WILL ONLY BE APPROVED WHERE THEY ARE SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF THE BUILDINGS ON WHICH THEY ARE POSITIONED AND RESPECT THE CHARACTER OF THE SURROUNDING AREA.

POLICY BENV10

~~THE DISTRICT COUNCIL WILL SEEK TO DESIGNATE AN AREA OF SPECIAL CONTROL IN THE BARNARD CASTLE CONSERVATION AREA.~~

4.12. ARCHAEOLOGY

4.12.1 Archaeological sites are an important and irreplaceable part of the District's heritage. The District has 1446 archaeological sites recorded on the SMR, many of which are Scheduled Ancient Monuments, as shown on the proposals map.

4.12.2 The majority of these sites have no formal statutory protection, but the Government has affirmed that the preservation of an archaeological site and the protection of its surroundings is a material consideration and may be taken into account in determining applications for planning permission.

- 4.12.3 The Scheduled Ancient Monuments are of national importance and are protected by statutory provisions that require permission to be sought for any works affecting them.

POLICY BENV11

BEFORE THE DETERMINATION OF AN APPLICATION FOR DEVELOPMENT THAT MAY AFFECT A KNOWN OR POTENTIAL SITE OF ARCHAEOLOGICAL INTEREST, PROSPECTIVE DEVELOPERS WILL BE REQUIRED TO UNDERTAKE A FIELD EVALUATION AND PROVIDE THE RESULTS TO THE PLANNING AUTHORITY.

DEVELOPMENT WHICH WOULD UNACCEPTABLY HARM THE SETTING OR PHYSICAL REMAINS OF SITES OF NATIONAL IMPORTANCE, WHETHER SCHEDULED OR NOT, WILL NOT BE APPROVED.

DEVELOPMENTS WHICH AFFECT SITES OF REGIONAL OR LOCAL IMPORTANCE WILL ONLY BE APPROVED WHERE THE APPLICANT HAS SECURED A SCHEME OF WORKS WHICH WILL IN THE FIRST INSTANCE PRESERVE ARCHAEOLOGICAL REMAINS IN SITU OR WHERE THIS IS NOT POSSIBLE BY EXCAVATION AND RECORD

4.13 ARCHAEOLOGICALLY SENSITIVE AREAS

- 4.13.1 The historic core of Barnard Castle has been recognised by English Heritage as archaeologically important, however the full extent of what remains is obscured by successive layers of development and archaeological information is rather fragmented. Whenever ground or buildings (externally or internally) are disturbed in these areas archaeological remains may be exposed, and the purpose of the policy is to ensure that steps are taken to avoid the unnecessary destruction of these remains or the loss of information which they hold.

POLICY BENV12

THE AREA OF BARNARD CASTLE SHOWN ON THE PROPOSALS MAP AS ARCHAEOLOGICALLY SENSITIVE WILL BE SAFEGUARDED. HERE IT WILL BE ESSENTIAL FOR DEVELOPERS TO TAKE INTO ACCOUNT THE IMPACT OF THEIR PROPOSALS ON ARCHAEOLOGY, BOTH BELOW GROUND AND IN BUILDINGS. APPLICATIONS FOR PERMISSION TO DEVELOP

WITHIN THESE AREAS SHOULD INCLUDE MEASURES TO PREVENT THE LOSS OF ARCHAEOLOGICAL REMAINS OR INFORMATION, AND THE ARCHAEOLOGICAL MERITS OF THE CASE WILL BE LOOKED AT ON THAT BASIS. APPENDIX 3 SETS OUT THE STEPS DEVELOPERS WILL NEED TO TAKE.

4.14 CONVERSION OF BUILDINGS IN THE COUNTRYSIDE

- 4.14.1 Buildings such as field barns are commonly found, usually standing in isolation in the landscape across the whole of the District. The buildings concerned are well constructed, with solid stone or brick walls, levels of day to day use have declined markedly with changes in farming practice and they are increasingly threatened by neglect. It is recognised that converting these buildings to accommodate new uses is one way of saving a building, however this should not take place at the expense of the character and setting of the building within the landscape.
- 4.14.2 In accordance with Government Guidance PPG7, the Council will encourage the re-use of farm buildings and other rural buildings in the countryside for economic uses such as workshops or holiday facilities. Such uses help to sustain the rural economy of an area.
- 4.14.3 The guidance states that residential conversions have a minimal contribution to make to the local economy and the creation of a residential curtilage around a newly converted building can sometimes have a harmful effect on the character of the countryside, especially in high quality landscapes such as the AONB. In addition conversion to residential use can place additional demands on public services because of their often isolated location. Conversion to residential requirements often materially alters the character and quality of the building, because of the need for further window and door openings, and internally can completely change the building's form.
- 4.14.4 Conversion can lead to the urbanised setting of an otherwise rural building through the associated residential paraphernalia of gardens, fences, washing line, garaging and hardstanding. The Council will therefore, encourage the re-use of the buildings for alternative uses other than residential.
- 4.14.5 In order to prevent the rebuilding of former barns and buildings which have fallen into a ruinous state, the building will have to be structurally sound and capable of conversion. Significant work would constitute the rebuilding of more than 50% of the building. In such cases the Council will not normally permit conversion.

POLICY BENV13

A) THE CHANGE OF USE OR CONVERSION OF A BUILDING IN THE COUNTRYSIDE WILL BE PERMITTED FOR THE FOLLOWING USES PROVIDED IT FULFILS THE CRITERIA SET OUT IN B).

- **EMPLOYMENT USES (INCLUDING CLASSES B1 & B2)**
- **HOLIDAY ACCOMMODATION**
- **RECREATIONAL USES, INCLUDING CAMPING BARNES AND BUNK HOUSES**
- **COMMUNITY USES**
- **FARM DIVERSIFICATION ENTERPRISES**

B) ALL PROPOSALS FOR THE CONVERSION OF RURAL BUILDINGS WILL BE REQUIRED TO FULFIL THE FOLLOWING CRITERIA:-

- 1 THE BUILDING IS STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT SIGNIFICANT REBUILDING OR EXTENSION; AND**
- 2 THE NEW USE WOULD NOT CAUSE UNACCEPTABLE DISTURBANCE TO RURAL AMENITIES, NEARBY PROPERTIES OR LAND USES THROUGH NOISE, SMELL, POLLUTION OR OPERATION AT UNREASONABLE HOURS ; AND**
- 3 THE PROPOSAL WOULD NOT BE MATERIALLY DETRIMENTAL TO THE LANDSCAPE QUALITY OF THE AREA ; AND**
- 4 THE CONVERSION SAFEGUARDS THE FORM, CHARACTER, ARCHITECTURAL FEATURES, DESIGN AND SETTING OF THE BUILDING; AND**
- 5 THE BUILDING IS/CAN BE SERVICED WITHOUT HAVING A MATERIALLY DETRIMENTAL IMPACT ON THE LANDSCAPE ; AND**
- 6 THE NEW USE WOULD NOT LEAD TO AN UNACCEPTABLE INCREASE IN THE LEVEL OF TRAFFIC ON LOCAL ROADS OR CAUSE ACCESS OR PARKING PROBLEMS.**

SUCH DEVELOPMENT PROPOSALS SHOULD ACCORD WITH POLICY GD1.

6.14.5 As residential conversions are seen as the least acceptable form of alternative use for an isolated building in the countryside. Developers will be expected to show that all the acceptable options have been considered rigorously before an approval will be forthcoming.

4.14.7 In order to protect the visual amenity of the open countryside, permitted development rights will be withdrawn by condition, where a residential conversion is allowed.

POLICY BENV14

THE CHANGE OF USE OR CONVERSION OF A BUILDING IN THE COUNTRYSIDE TO RESIDENTIAL USE WILL ONLY BE PERMITTED IF IT CAN BE SHOWN THAT AN ALTERNATIVE USE SUCH AS THOSE SUGGESTED IN POLICY BENV13A) HAS BEEN FULLY PURSUED AND SUBJECT TO ALL THE CRITERIA IN BENV13B) BEING MET .

PROOF WOULD INVOLVE ALL THE FOLLOWING CRITERIA:-

- A) THE PROPERTY HAS BEEN MARKETED WITHOUT A RESIDENTIAL VALUE FOR AT LEAST ONE YEAR.**
- B) THE PROPERTY HAS BEEN ADVERTISED IN LOCAL MEDIA AT LEAST FOUR TIMES IN THAT YEAR OVER AN EVEN PERIOD THROUGHOUT THE YEAR.**
- C) NO REASONABLE OFFER FOR AN ALTERNATIVE USE HAS BEEN REFUSED.**

FURTHER DEVELOPMENT AND EXTENSIONS BEYOND A BUILDING PROPOSED FOR RESIDENTIAL USE WILL NOT NORMALLY BE ALLOWED. PERMITTED DEVELOPMENT RIGHTS NORMALLY ATTACHED TO DWELLING HOUSES WILL BE REMOVED BY CONDITION.