

IMPORTANT GUIDANCE NOTES FOR APPLICANTS FOR A RURAL DWELLING

The following list contains potential reasons for refusal of planning applications. In order to reduce the likelihood of being refused planning permission you are advised to consider and address each of these issues in full.

1. **Rural Settlement Policy** – applicant has to demonstrate a genuine local and housing need for a dwelling house in a rural area.
 - Applicant has to prove an intrinsic & established link to the rural area, e.g. applicant was born and went to school in the local rural area/applicant is the son or daughter from a traditional farm landholding.
 - Applicant is currently working and living permanently in the local area
 - Applicant does not own any other dwelling

2. **Waste Water Treatment** – applicant to satisfy full compliance with EPA Manual ‘Wastewater Treatment Manual, Treatment Systems for Single Houses’.
 - Site assessment by suitably qualified person.
 - Fully completed Site Characterisation Form to be submitted.
 - Proper recommendation based on SCF

3. **Visual Impact** – a negative visual impact on the landscape will result in a planning application being refused and may be caused by any one or a combination of the following;
 - Zoning/Landscape Designations
 - Elevated/Exposed site
 - Location and Siting of dwelling house
 - Scale, Height and Bulk of Dwelling
 - Design of Dwelling
 - Removal of Roadside Boundary

4. **Traffic Safety** – adequate sight distance to be achieved.
 - National / Regional / Local Roadways
 - Condition of access road / Carrying capacity of road
 - Sight distance at the exit
 - Roadside boundary Treatment

5. **Zoning/Designations** –
Rural Prime Special Amenity Area (**very restrictive**)
Rural Secondary Special Amenity Area
Rural General
Protected Views and Prospects
SAC/SPA/NHA
Archaeology

6. **Integration –**

- Site location
- Boundary Treatment
- Design (KCC Design Guidelines available)
- External finishes (colours /cladding)
- Landscaping/Earth mounding

7. **Residential Amenities**

- Overlooking
- Overshadowing
- Interference with privacy
- Devalue of property
- Density of Development

8. **Site Dimensions**

- Minimum 0.2 hectares/ ½ acre
- Building Line:
 - Nat Primary 50m
 - Nat. Secondary -30m
 - Other Roads – 20m/Adjacent dwellings in some cases

The above list is not an exhaustive list but should be referred to in conjunction with consultation of the relevant County Development Plan, Local Area Plan, Government Guidelines and your planning agent.