

# The Village Design Statement Explained

## Part 1

### Introduction

This is the first of a monthly series of articles that is aimed at explaining how residents can apply the Village Design Statement (VDS) principles when considering material changes to their properties. Future articles will deal with individual building elements such as doors, roofs, windows, paving drives etc.

The Woodham Walter Village Design Statement documents detailed descriptions of the built character and main features of design in the Village. It provides guidelines and advice on how these should be respected in any development. The aim is to deter inappropriate development and encourage good design throughout the Village. It is **not** intended to be prescriptive in any way but used to promote well designed alterations, extensions and new builds that respect local style and character. The VDS has been endorsed by the Maldon District Council as a material consideration when assessing planning applications relating to the Village.

### Planning Permission

If you wish to make a material change to your property, a planning permission will probably be needed and specialist, professional advice is recommended to steer a way through the highly complex maze of legislation. Some minor projects such as replacement windows, doors and porches benefit from Permitted Development rights. These, often referred to as PD rights, are a national grant of planning permission that allow certain building works and changes of use to be executed without making a planning application. There are exclusions which apply to PD rights and include protected areas such as conservation areas, areas of Outstanding Natural Beauty, National Parks, the Broads and World Heritage Sites. Conservation areas and listed buildings are specific for our Village.

If you decide to use PD rights, care must be taken to ensure full compliance with the regulations otherwise an Enforcement Notice ordering you to undo all the changes could be served. This can also apply to work that has been carried out where a planning permission is required and has not been granted. Building Regulation approval is required for most work. If in doubt, seek advice from a specialist.



*The VDS document can be found on the Parish website or purchased from the Clerk. Residents' enquiries arising from the VDS should in the first instance be directed to the Clerk.*