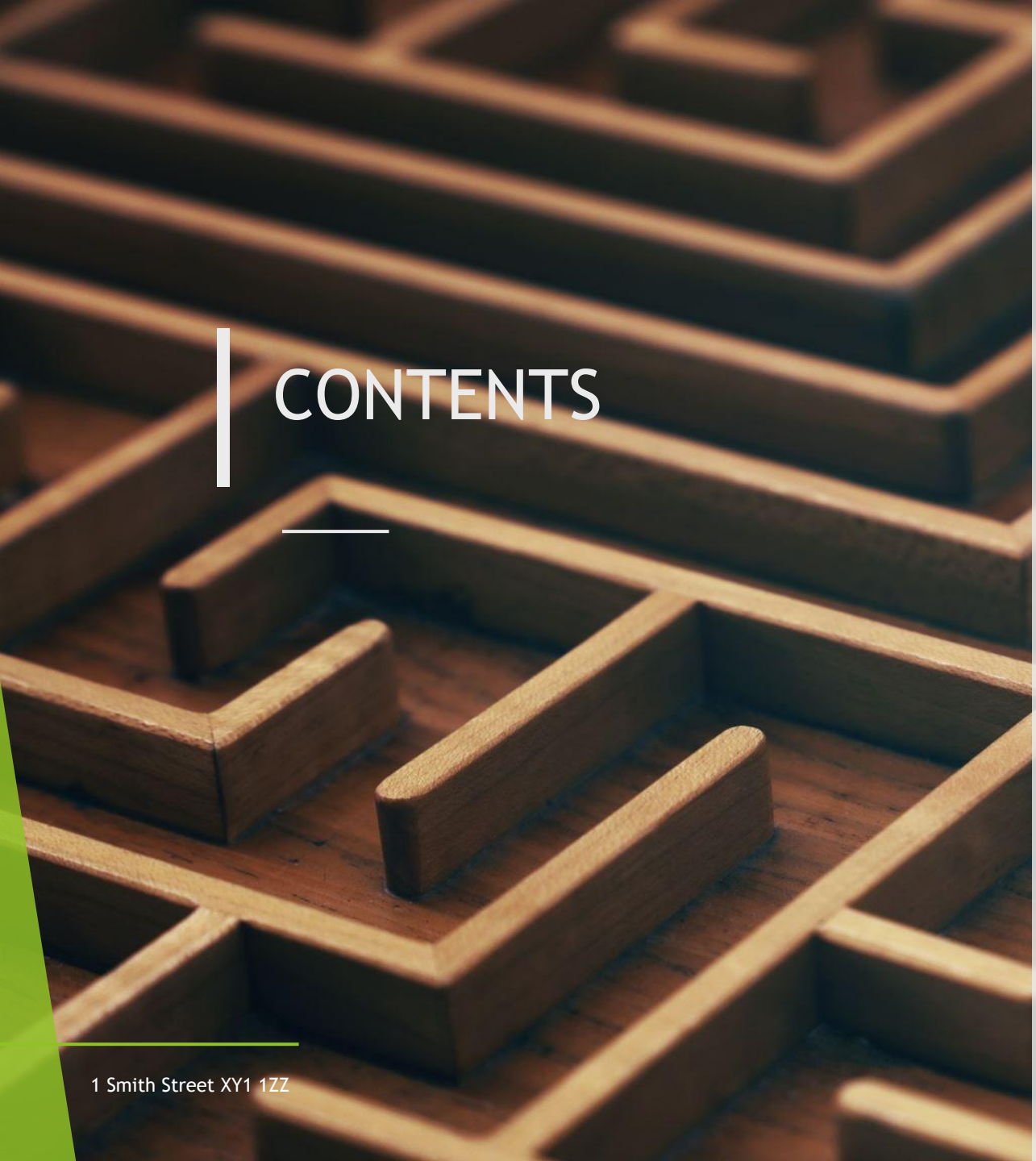
GreenSmart Solutions

PLANNING SERVICES

01/01/0001

Planning in Principle Appraisal

1 Smith Street XY1 1ZZ



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Section 1
Site Information

Address and details

1 Smith Street XY1 1ZZ

Acting Local Authority - Another

Current Use – C3 Residential

Land Registry Title – AA123456

Tenure – Freehold

Property Type – Detached House

Approximate Area – 0.26 Acre

Past Planning History

Historical details relating to any new dwellings

Date – N/A

Reference – N/A

Type – N/A

Description – No previous applications for a new build dwelling have been submitted

Decision – N/A

Section 2
Policy Guide

Section 3
Influential Factors Guide

Section 4
Site Policy Guide Appraisal– **Your Results**

Planning Policy	Inside or Outside Designated Area
Archaeological Sensitive Area	Outside ✓
Area of Outstanding Natural Beauty	Outside ✓
Conservation Area	Outside ✓
Flood Zones	Outside ✓
Green Belt	Outside ✓
Protected Areas	Outside ✓
Settlement Boundary	Inside ✓
Site Of Special Scientific Interest	Outside ✓

Section 5
Influential Factors Site Appraisal- **Your Results**

Listed Buildings

The site is it within 100m radius of a registered Listed Building. This will have implications to the design and positioning of a new dwelling in any possible future application to the Local Authority.

Local Council 5 Year Housing Land Supply

The Local Authority can only demonstrate a 3.5 year Housing Land Supply instead of the National Planning Policy Framework target of 5. This will be advantageous to any future application to help the Local Authority bolster housing numbers.

Local and Neighbourhood Plans

The Local plan indicates the position of the site is within approved designated development areas. The Neighbourhood plan does not highlight any issues with the sites location and potential outlook within the neighbourhood.

Section 6
Comments & Guidance- **Your Results**

Comments

There has been no past refusal for a new dwelling application on the site which is positive, however it's close to a Listed Building.

The Local Authority cannot demonstrate a 5 year land supply suitable for housing development to reach national targets which would give more weight to a planning application for this site.

Development and expansion in the local area has been restricted by the surrounding Green Belt listed land, therefore the Local Authority need to add more new houses to meet targets.

Guidance

A Green Belt review is due in 3 years time but it's unlikely any sites will be released from land holding the current Greenbelt status, as per the last review 7 years ago.

Listed Buildings in close proximity can often affect new house developments in terms of size, positioning and appearance, however due to the other constraints the Local Authority is working with, an application is likely to be sympathetically reviewed, if the correct design is submitted.

Section 7
Rating & Recommendations- **Your Results**

To obtain a Planning in Principle Approval for a new dwelling within the Title Boundary of 1 Smith Street XY1 1ZZ the GreenSmart appraisal rating is

Excellent

→ **Very Good**

Good

Fair

Poor

Very Poor

Recommendations

There are no National or Local Policy constraints affecting the site at 1 Smiths Street. This would indicate a very position site location able to sustain a future new house development, so an application could be submitted to the Local Authority with confidence.

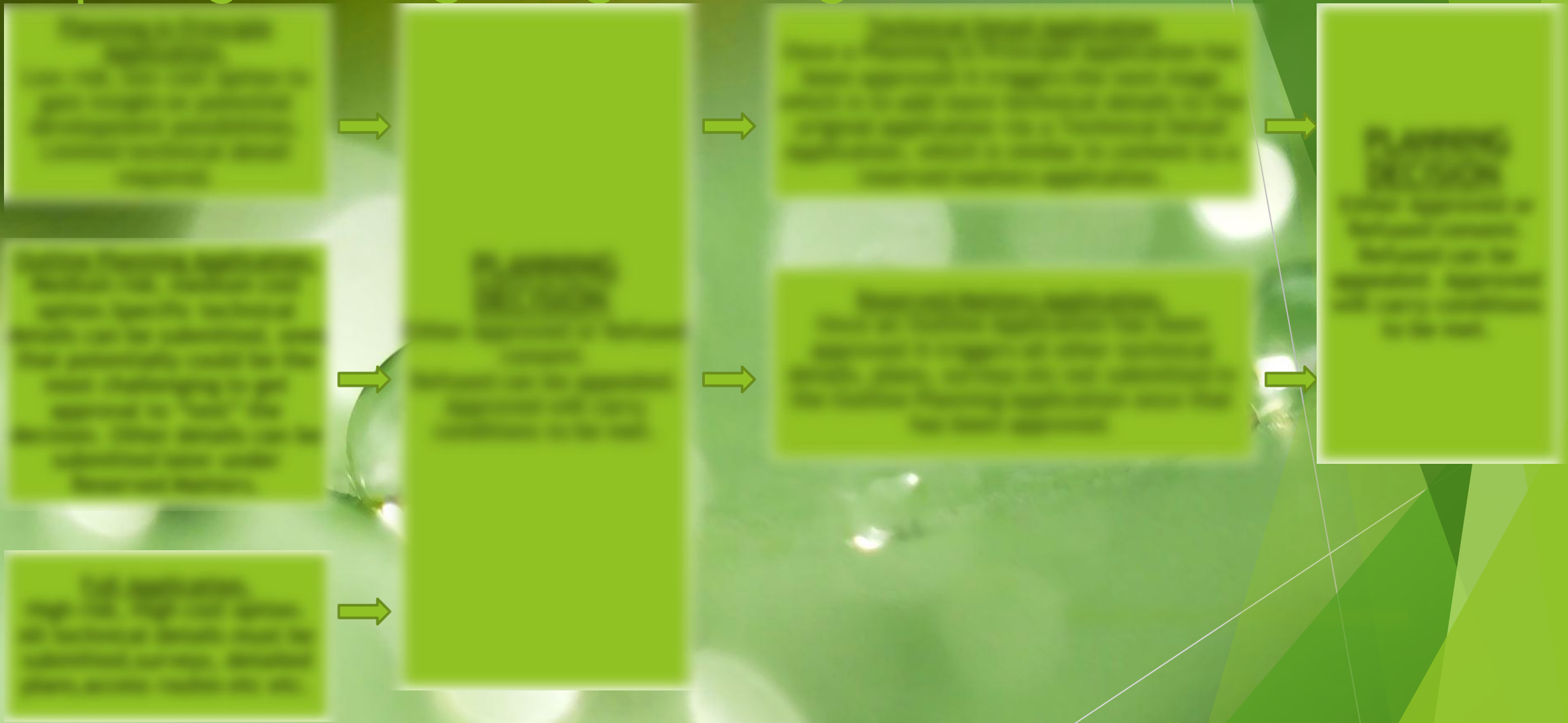
The influence of the close Listed Building will need to be taken into consideration especially in terms of construction materials chosen and the sympathetic design required to match the existing local street scene.

Consultation with local experts in architectural design would be beneficial as design will be key to help gain consent.

Section 8

Your Appraisal Results- Next Steps

Section 9
A quick guide to gaining Planning consent



Section 10
Top Tips- If you want to submit a Planning Application

Thank you!!!

for choosing GreenSmart Solutions for your Planning requirements.

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