CA3- Penn

EXISTING CHARACTERISTICS

- The Penn Conservation Area runs down Elm Road and Church Road, including most of the settlement, thus highlighting the significance of the linear development that has happened.

- Tree lined streets creates a leafy feel to the area as well as a sense of enclosure when traveling down Church Road;

- Detached houses are the main typology;

- Spacious front and back gardens with big plot sizes;

- Narrow streetscape with pavement all the way along Elm Road and Church Road, however this is sometimes only on one side of the street;

- Thin verges along Church Road; and

- There are numerous footpaths connecting the villages together.

PROPOSED CHARACTER

- Retain and enhance the rural character and linear pattern of development, most importantly in the areas that fall within the Conservation Area where the character of Penn is heavily protected by policy;

- Architectural detailing should resemble what is already existing in the character area, using brick, flint and other materials that are highlighted in the Chilterns Buildings Design Guide.

- Establish a consistent boundary treatment such as low and well-manicured hedgerows. These provide a degree of privacy and visual interest;

- Look to prevent inappropriate development in the Green Belt and changes to residential curtilages which damage the Green Belt boundary, for example houses with large gardens annexing the Green Belt;

- Protect the views towards the arable land; and

- Respect the existing local character in terms of density, plot parcels and heights, especially within the Conservation Area.

CA3- Penn

Code	Applying the code to Penn
SL.01 Pattern of development	• Penn has a very linear feel to it and buildings almost always orientates inwards towards the main road and turn their backs towards the Green Belt countryside to the rear. Any new building should front onto the street, reinforcing the linear feel and back gardens should be generous, allowing for a buffer between the built environment and the open countryside. • The low density in Penn allows for gaps between properties, leading to views towards the countryside in places. This, the scale of housing and the typical plot arrangements in Penn should be respected by any future development.
BF.03 Maintain a consistent building line	• Buildings in Penn are typically well set back from the road with the boundary being dominated by hedges and other forms of vegetation. Any future development should not significantly stray from the building line as that would take away from the leafy Chiltern feel to the area.
EE.02 Wildlife friendly features	• Roadside verges, hedges and trees in Penn act as natural buffers and add to the green network. They also provide both habitats and shelter for wildlife. This is another reason why the natural features within Penn should be protected from any form of future development. • New developments or extensions in Penn should aim to strengthen biodiversity and the natural environment, especially in sensitive areas close to the Green Belt and Chilterns AONB border.
BF.08 Architectual details, materials and colour pallete	• Buildings in Penn are typically made from red brick and flint walls with pitched roofs. These are typical Chiltern materials and therefore any new development or extension should respect these materials to not take away from the character of the area. This is especially the case within the Conservation Area.

SL 01 **Pattern of development**

Preserve the linear pattern of the development. New buildings need to conform to the existing building line along The Green and protect the views toward the countryside.

BF 03 **Maintain a consistent building line**

The use of well-kept front gardens, low wooden fencing, hedges, brick and flint as boundary treatment should be encouraged.

EE 02 **Wildlife friendly features**

Comprehensive landscape buffering should be encouraged to define the edge of the settlement.

BF 08 **Architectural details, materials and colour pallete**

Development should use or be influenced by the local vernacular.

Figure 99: 3D model showing an ideal concept for the Penn built environment.