Duston Neighbourhood Plan

Townscape (Local Character) Survey

January 2015 (based on July 2014 survey)
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1 Introduction.

1.1 A Character Assessment is a tool that provides an objective, structured approach to identifying and classifying the distinctive character and context of a settlement. It allows us to understand the key features and characteristics that combine to give a particular area its local distinctiveness and unique identity.

1.2 Poor design outcomes result from a lack of understanding or disregard for what makes a place special. Good design stems from a proper understanding of what makes a particular area special and distinctive. Character Assessments provide an overview of the character elements which combine to make an area special and distinctive. They can, therefore be used as a basis from which to produce Neighbourhood Plan policies which will help to inform the design of emerging development and increase design standards. Some photographs are provided in this summary report and a full collection of all the areas surveyed is available at - https://www.flickr.com/photos/dustonnp/sets/ In addition, a full set of original survey forms are available on request.

Historical development and overview of Duston

1.3 Historical evidence suggests that there has been a settlement at Duston since the Stone Age. There was a large Roman settlement and it was probably the main centre of habitation in the area until Anglo-Saxon times (fifth to eighth centuries AD), when Northampton started to emerge as the centre. Duston was also a centre for the Vikings or Danes, but passed back into Anglo-Saxon possession before being transferred into Norman hands as the manor of ‘Dustone’ after the Norman Conquest. The meaning of Dustone, given in the Oxford Dictionary of English Place-Names is ‘farmstead on a mound’, or ‘farmstead with dusty soil’.

1.4 Duston, whilst it has a clearly separate identity and character is now part of the built up area of Northampton and it is located around 4 kms west of the town centre. The western boundary of Duston adjoins the parishes of Harlestone and Harpole. The southern boundary adjoins Upton Civil Parish. The northern and eastern edges of the parish are clearly defined by Harlestone Road and Bants Lane. These roads separate Duston from the adjacent communities of Lodge Farm, Kings Heath and St James.

1.5 The population of Duston (2011 Census) is 15,498 and there are 6,738 households. In terms of property, the older origins of Duston are reflected around the village centre, where there is a Conservation Area and there are some other older stone built properties around Quarry Lane in “New Duston.” Since the 1920’s the historical village has seen development all around through the expansion of Northampton. Each decade has seen the building of houses reflecting the style fashion and practicalities of the time. In addition to the nineteenth century and older areas, the housing estates of the 1930’s, 50’s, 60 and 70’s comprise some of the character areas examined through the townscape study.

1.6 In terms of the Conservation Area, St Luke’s Church (an early monastic church, built some time before 1113) is within the village nucleus but this has gradually moved westwards in a linear fashion along Main Road. Duston contains many attractive buildings and features, but the groups of old buildings are sporadic and infilled by more modern development, giving a rather mixed character to the conservation area. Most of the older buildings (a high proportion of which are listed) are constructed from the local brown sandstone (Rich Ryeland) which, until recently, was quarried nearby. Local quarries also used to provide roofing material in the form of a slate known as “White Pendle”, but this is no longer to be seen in the village. A few roofs are thatched, but most are slated or tiled.
1.7 One of the features of the village is the prevalence of stone walls, which add to its character, although some of these have disappeared in recent years to make room for new development. Some of this new infilling has paid less regard to the character of the village than is desirable in a conservation area. However, the 1980s shopping development fronting Main Road was designed to reflect the character of the area, with its modest scale, traditional detailing and choice of materials.

1.8 Across the junction with Millway is a prominent building which was, until recently, the village’s Primary School. It opened in 1856 as a Church of England school for the education of the poor. This is now the Parish owned and managed St Luke’s centre. Apart from the church the oldest buildings in the village date from the 17th century, including ‘The Cottage’ in Squirrel Lane, and ‘The Elms’ in Millway, one of the few former farmhouses still surviving. A number of farmhouses populated the northern side of Main Road. While the farmhouses have gone, many of the farm buildings have survived, converted to houses.

1.9 Traffic is a major problem in Duston linked to new development in and around the Parish with a large increase in the volume of traffic passing through the village on its way to the ring-road or to the town centre. Added to this is the parking problem caused by the village’s popularity as a local centre for a wide residential area.

The Townscape Survey (Method and timing)

1.10 The built environment was identified as a potential area of interest early on in the Neighbourhood Plan process. The steering group looked at the potential to use Place Check as a means of engaging local people in the process but whilst a reasonable response was generated, the coverage of the Parish was patchy. It was decided, therefore, to organise a comprehensive survey. This was carried on Wednesday 13th August and followed up over the next few weeks. The session was attended by 16 people, including; Steering Group members, local people and council officers and it ran from 13:30 – 18:00. The first part involved a workshop using a Planning Aid England (PAE) approach to townscape analysis developed specifically for Neighbourhood Plans. The second part of the session was practical fieldwork involving the survey of three areas by teams of people. It was agreed to survey several other potential “Character Areas” in the coming weeks. The PAE approach breaks character down into the following elements:

1 Layout, 2 Topography, 3 Spaces, 4 Roads/Streets/Routes, 5 Green, Natural Features & Ecology, 6 Landmarks, 7 Buildings & details, 8 Streetscape features, 9 Land uses & 10 Views

1.11 It used a pro forma summary to assemble survey information in a consistent manner. The completed forms are available in Appendix 1 and a written summary is presented below for each area, including the key qualities/policy needs in the area. The areas selected were:

1 Main Road (New and Old Duston)
2 The Kerrfield Estate
3 Eastfield Road/Limehurst square and surroundings
4 Newton Road area
5 Chiltern Road/Chiltern Way area

The general locations are shown on the plan overleaf – it is not intended to identify precise boundary and the Local Character Policy (BE1) will be applied according to the nature of the building or site involved in any given planning application or development proposal.
2 Character areas

2.1 Duston Character Area 1: Main Road (Old Duston)

Summary.

The area comprises properties on and around Main Road north of the village centre up to Peveril Road and Berrywood Road and south around Millway. Saxon Rise and Southfield form a western boundary to the area. It excludes the conservation area which is subject to separate policy coverage and a detailed management plan. This area is separated into several compartments by the village centre and has an important physical relationship with the Conservation Area. The areas north of the centre are characterised by spacious Victorian and Edwardian properties, with brick and slate as the dominant building materials and means of enclosure including stonewalls and hedges. Although the properties off the opted roads are smaller, the spacious setting and the presence of boundary walls remains.

Survey notes

Main Road, north of the village centre and Saxon Rise, has a number of brick built large detached Victorian and Edwardian properties. These are characterised by large plots, set behind stone and brick front boundary walls. There are some more modern interwar properties and several non-residential uses, but in general the spacious character of the area remains. Further north, along Berrywood Road, there are extensive breaks in built development on the east side where the allotments, cemetery and school are located. To the west of Berrywood Road, there are extensive areas of more recent housing which has been built in the last 20 years. Further along Main road, to the east, there is a transition into the Kerrfield estate and Eastfield character areas.

Opposite Peveril road, where the stone walls are set back, and attractive area including flower beds and seats has been created. The distinct character extends along Peveril Road, with smaller semi-detached Edwardian villas, but still set behind stone and brick walls.

The upper section of Millway, which is to the south of the village centre, is in the Conservation area and is characterised by stone cottages, for the most part set behind stone walls. It is a narrow lane which still has a village, or even rural character, notwithstanding that it is built up. Beyond the Conservation area, Millway becomes wider and more recent houses, from a range of decades, are set in large plots behind a wide grass verge. This is an established residential area.

Saxon Rise and Southfield Road run around the west of the village centre and connect Main Road and Millway. Saxon Rise is characterised by large inter-war semi-detached properties but these are still set in large from gardens and many have brick front boundary walls. Southfield Road is has a mix of 1920’s – 1960’s semis, bungalows & detached houses which are mostly bricks but ranging in colour and texture. There is a tendency for the conversion of bungalows to houses by converting lofts but there is an inconsistent use of dormers.

However, there are some other features which detract from the character of the area, including:

- The tendency for the opening up or removal of front boundary walls and hedges associated with new development (infill and extensions) and off street parking.
- The impact of “Standard” traffic management feature, including signage.
- Concrete/galvanised lamp posts on Main Road, The posts in a County Council replacement scheme could address this and reduce clutter by co-locating signage.
- High levels of traffic, especially associate with commuting and the school run, which is often generated from outside Duston.

**Potential Policy Issues** In terms of planning control it is important that the Conservation Area and its setting are protected from inappropriate development and where possible enhanced. This can be achieved through established policies and the Management Plan. Further beyond, on Main Road, Peveril Road and Millway, it is important that the character of the area is protected, especially the boundary walls and the spacious setting of the properties. Where new development is permitted, the materials and scale should reflect the character of the area. In addition to control, there is an opportunity for investment in infrastructure (e.g. street lighting), traffic management and public realm works to enhance the character of the area.

Larger semi-detached houses on Main Road behind front boundary wall

Main Road – boundary wall detail
2.2 Duston Character Area 2: The Kerrfield Estate

Summary. A small planned estate developed in the 1920/30s with a regular planned layout with symmetrical (balanced) semi-detached properties, brick, pebbledash and slate as the predominant building materials, hips and gables in the roofs and hedges and picket fences as means of enclosure. It is a well-defined area, north east of Main Road/Berrywood Road.

Survey Notes

This is thought to be the first local authority housing in Duston, (built in the early 1920s) and it reflects the post WW1 ethos of “Homes fit for Heroes” with elements of the Garden Cities and Arts & Crafts movements. The area is small and the houses have front gardens onto narrow straight roads and short Cul de Sacs. The rear gardens are larger. The houses are two storey semis, with pebbledash and slate roofs. They have a cottage/domestic appearance but with regular openings for windows and doors and the use of pitched and hipped gables.

Potential Policy Issues

The character remains largely intact, but extensions detract from the symmetry of houses and bright paint colours have been applied over new render. The houses were not designed to have off street parking and provision is leading to the removal of front fences and hedges. These matters could be addressed by policies, when planning permission.

Typical Kerrfield houses (unaltered and showing the impact of parking and extensions)
2.3 Duston Character Area 3: Eastfield Road/Limehurst Square

Summary

The area comprises planned estates and a local service centre, developed in the 1950s with semi-detached and terraced houses, in a spacious setting with a regular building line, set back in deep front gardens and open areas at road junctions. The predominant materials are brick, clay/concrete tiles, windows and doors are evenly sized and regularly spaced and hedges are the main means of enclosure. The area is east of Main Road, bounded by Eastfield Road, Newton Road, Hardlands Road and Cotswolds Avenue.

Survey Notes

This character area includes the local shopping and service centre at Limehurst Square (around Limehurst Road, Pendle Road and Cotswold Avenue). It lies to the south of Eastfield Road and east of the rear of properties on Main Road. To the south is the former Timken site (now being redeveloped for housing) and to the east is the rear of properties on Harlestone Road. The key routes through this area are Eastfield Road and Cotswold Avenue which connect the busy Bants lane, Harlestone Road and Main Road. Other than the Limehurst Square shops and community facilities, the area is wholly residential comprising:

- 1950s local authority housing on the following roads - Eastfield, Limehurst, Dulce, Castle Bush, Castle Avenue, Hardlands, Kenilworth and Barnard.
- 1960/70s (overspill?) housing around Newton road, Clipston Way and Witton Road.
- 1960s private sector semi-detached houses on and around Liberty Drive.

In terms of topography this area sits at one of the highest points of Duston on a relatively flat plateau with land falling towards south giving occasional views of the Nene Valley. As noted, residential development dominates, but the Limehurst Square local centre includes shops (with residential over), a library, health centre and a public house. Duston Sports Centre is nearby. Overall, the area is quite level and the layout of housing is not affected by topography. The layouts of the various periods of housing are all planned to a greater or lesser degree although each has different characteristics (see below).

In terms of spaces, the formal landscaping and wide spaces alongside the 1950 and 1960 local authority housing are important, but there are also several important larger open spaces, including Reedham Close and Hardlands Road. The former is around xx ha and is largely open grassland to the front of houses on Reedham Close and to the rear of houses on Newton Road. It is well maintained and appears to be valued by local residents but it does not have significant landscape or ecological features. Hardland Road is similarly well maintained and attractive with a number of mature trees and a section of old hedgerow. In other locations, street trees and boundary hedges are an important feature.

There are significant longer views south from Cotswold Avenue across to the Nene valley. Within the area the view of the larger buildings at Limehurst Square are noteworthy as are those along some of the wider planned streets. There is a longer view from the Kerrfield Estate across main road and the Berrywood allotments to Berry Wood with a distant glimpse of the tower at the former St Crispins hospital.

Overall, the streetscape features and materials reflect the period of the housing area and most are quite functional (but not unattractive for that fact). Where infrastructure has been renewed (e.g. street-lighting, kerbing, railings, paving slabs etc.), the approach has been quite utilitarian and not always completely successful.
The character of the component areas is summarised below;

**A - 1950s local authority housing on the following roads - Eastfield, Limehurst, Dulce, Castle Bush, Castle Avenue, Hardlands, Kenilworth and Barnard.**

This sub area has a clearly identifiable character including a regular pattern of wide straight roads with tarmac/paved footways and grass verges with street trees. The houses are mostly semi-detached with some short block of 3 to 5 properties in terraces, but all are set back on a common building line behind deep front gardens. The rear gardens are also large and the common boundary treatment is privet hedges. Properties on corners are set back and angled at 45 degrees. The predominant building materials are brick, concrete lintels and with concrete interlocking tiles on the roof. Door and widow openings are consistently sized and spaced. A significant number of these properties appear to be privately owned.

*Typical semis showing spacing around housing and wide verges at junctions*

On Castle Bush Road and Dulce Road there are 16 or so semi-detached post war “pre-fab” bungalows. One or two are as they were built with metal and concrete panels but most have been brick clad. All are set in large plots, with space to the front, side and rear.

*“Pre fabs.” on Dulce Road*
Potential Policy Issues There are several potential planning issues in this area, including extensions, infill development and planned redevelopment. In each case, care needs to be taken to retain the planned and open character of the area, (strong building lines with houses set back from the road, open corners and to avoid terracing or unbalanced development. The creation of off-street parking also needs careful consideration because of the impact on fences, hedges and boundary walls and the loss of front gardens.

B - 1960s private sector semi-detached houses on and around Liberty Drive.

There are generally standard 3 bedroomed houses in this sub-area, but it has a spacious fell due to the width of the roads (with grass verges and tarmac footways on each side) side drives and front gardens. There are ornamental trees in the verges and in some gardens which make a positive contribution to the area.

Potential Policy Issues The age, tenure and layout of the houses means that there is unlikely to be pressure for infill or back-land development and that the main planning issues will arise from domestic extensions (where they require planning permission). Polices may be required to avoid a “Terracing” effect and interruptions to street views where development is in in front of the established building line.

Typical houses showing consistent building lines and spacious from gardens


These are general larger privately owned detached houses reflecting a higher density with more garden and drive space and less communal or public space. Both areas are relatively small and the roads and the developments comprise a single main access road (curved) with short informal cul des sacs.

Potential Policy Issues They are pleasant areas but with few distinguishing features which means that the general control provided over the size and scale of houses extensions (when planning permission is required) falls within the scope of standard policies.

D - Limehurst Square Shopping Centre

In addition to being the focal point for services in the area, Limehurst Square is the most significant landmark. The central core, including a pedestrian plaza is arranged regularly with shops at the ground floor with a further 2 storeys of residential flats above. The
materials are brick, concrete lintels and with shallow pitched roof with concrete tiles. The hard landscaping is a mixture of original paving slabs with some more recent blocks and tarmac and several street trees have been planted. Many of the original shop fronts have been replaced and most have metal security shutters. The library health centre and school adjoin the shops are more recent and are a mix of building types and styles. There are several public car parking areas and some rear servicing areas and garage blocks.

**Potential Policy Issues**

The likely issues to be addressed by Neighbourhood Plan polices and proposals, include changes of use away from retail, shop fronts, the development of underused service and parking areas and the potential for overall improvement using external funding.
2.4 Duston Character Area 4 - Newton Road

**Summary** Smaller properties, constructed as terraced houses and apartments in the 1960/70s, following a rigid regular “Radburn” type layout, with small common areas and pedestrian access to the front and rear vehicular access and parking courts. The predominant materials are brick, concrete tiles and extensive timber weatherboarding. (It is acknowledged that change may be required to improve living conditions and security, but as far as possible these should retain some of the characteristics of the area). The area is in East Duston, on Newton Road, south of Liberty Drive, east of Knightscliffe Way and north of Long Mynd Drive, it also includes Clipston Way and Witton Road round to Cotswold Avenue.

These streets include blocks of two storey 2/3 bedroom houses, usually in terraces of six to eight properties with some three story blocks of apartments. The layout is regular and geometric and the houses are often served by a common pedestrian access at the front, across shared landscaped areas. Vehicular access is to the rear, either into rear gardens or shared parking areas. The layout has elements of the Radburn principle which were prevalent for that type of housing at the time. Private space is limited and the houses have small rear gardens. The materials include brick, render and weather-boarding. Windows and door opening are regular spaced and the houses show some elements of system building. The roof are shallow pitched with concrete tiles. There is reasonable space around the principle roads with grass verges and some communal areas, including trees and shrubs but space and landscaping to the rear of the properties is more limited. The patterns of pedestrian access are quite complicated. The majority of these properties appear to have remained in the public or social housing sector.

**Potential Policy Issues**

The age tenure and layout of the properties means that there is unlikely to be pressure for infill or back-land development and that, although opportunities may be limited, the main planning issues could arise from domestic extensions (where they require planning permission). However, there may also be issues related to any potential redevelopment of properties by the owner/social housing provider. In this instance care will be required to ensure a satisfactory relationship with existing houses and to identify any opportunities to address the layout deficiencies of the area.

*Typical block of clad and tile hung properties with shared access and open space*
Properties showing brick gables, shared access and parking spaces

Rear access and parking blocks

2.5 Duston Character Area 5 - Chiltern Way/Avenue

The area is in the south east of the plan area, and includes Mendip Road, Malvern Grove, Porlock Close, Cotswold Avenue and Bants Lane. The majority of houses date from the 1950’s and 1960’s, with pockets of more recent development. There is a mixed housing stock, but 3 bedroomed semi-detached houses predominate. The area has a planned, spacious feel with a regular building line, set back in deep front gardens and open areas at road junctions. The predominant materials are brick, clay/concrete tiles, windows and doors are evenly sized and regularly spaced and hedges are the main means of enclosure. The allotments and school playing fields are important local open spaces.
Survey Notes

The topography has a fairly flat plateau gradually rising towards the North. It is bounded on the East side by Harlestone Road and the South by Bants Lane which falls gradually to the South West. Residential development dominates with one small parade of retail shops (Malvern Grove). The most significant landmarks are the Hopping Hare Hotel and Mormon church – both on Harlestone Road. Discreet leisure facilities are situated off Mendip Road – Northamptonshire West End Bowling Club and Duston Tennis Club which are both adjacent to Timken land and Mendip park. This park and a pocket park off Cheddar Close have play equipment. There is a private green space to the rear of Porlock Close and Chiltern Way. Generally this area has many mature trees, wide avenues and green verges. Harlestone, Cotswold and Bants Lane are linear but the other roads are winding with many cul de sacs. The majority of houses date from 1950’s – 1960’s with small pockets of 1970’s, 80’s and 1990’s development. Chiltern Way and Porlock Close feature an early housing association development with some blocks of flats. These include one and two bedroom flats, three bedroom terraced, 3/4 bedroom detached and some the first to be offered for sale under the right to buy 1980’s. The street furniture is old and in need of total refurbishment with quality items.

Mendip / Pennine - 1970’s bungalow/dormers semis with Cul de sac off with 80’s style houses. Winding roads all linking to Cotswold Avenue / Chiltern Avenue. 1970’s Bungalows + detached maisonettes 60’s semis., Hopping Hill Gardens 70’s detached mature houses 1930’s. Some demolished to provide flats and apartments. Mostly detached warm brick with detailed work around windows. Two sets of terraces (Bants Lane). Dormer semis in slip road. Protected from Main Road by mature trees 80’s mixed development detached with small semi for older people. There are small front gardens to most homes. Some are open plan others with various hedging, walls & fences to front.

Potential Policy Issues

It is important to maintain the planned, spacious feel of the streets, with a regular building line, set back in deep front gardens and open areas at road junctions. The materials are brick, clay/concrete tiles, windows and doors are evenly sized/spaced and hedges are the main means of enclosure. This should be reflected in new development. In addition, the allotments and school playing fields are important local open spaces.
3 Other areas

3.1 New Duston This area was surveyed and several varied individual groups of properties were recognised as having value in terms of local character, but other than a concentration of older stone and brick workers cottages in one location, the mix of properties over a wider area means that it was not possible to define an extensive character area. However, following re-consideration as a result of comments received during the 6 week Pre Submission consultation on the Draft Plan, it is considered that a small character area, in the core of New Duston (around Main Road, Port Road and Quarry Road) could be identified.

The survey information detailed below provides a background to this conclusion and across the wider area, indicates that it some care should be given to the assessment of individual planning applications and development proposal as far as the immediate setting and neighbouring properties are concerned. In addition there are some examples of good practice in terms of more recent development that are noted.
This part of the character area includes the centre of New Duston which is focussed on the junction of Main Road, Port Road and Quarry Road and extends outwards towards Harlestone Road. Main Road, Quarry Road and Port Road form the key routes through this area. All are main vehicular routes which vary in detailed character but feel well enclosed and softened with trees and a variety of stone, brick and fenced boundaries.

In terms of topography this area sits at one of the highest points of Duston on a relatively flat plateau with land falling gradually towards the south of this area and the north-west edge of Duston. The area includes a limited number of uses. Residential development dominates, but with a small collection of local facilities at the key junction that defines the original centre of New Duston. There is an industrial use (Duston Oil Works) which is set back from Port Road and screened with fencing and mature trees and is only noticeable by its entrance. The area has one landmark feature; a Chapel which is developed to a modest residential scale, set back from Main Road behind hedging and featuring a single stone edged stain glassed window on the main front elevation. One of the most distinctive but hidden features of this area is the former stone quarry which has been restored as open space with links pedestrian links between Duston Wildes and Rochelle Way.

The original settlement of New Duston is defined with terraces of natural stone cottages. As this area has expanded newer red brick cottages were built. Some of the character has been eroded however by replacement UPVC windows. Many of these terraces have deep gardens, with some separated from their host dwellings by a private unpaved vehicular access which provide access to prefabricated garages and sheds.

**Brick cottages with stone detail and front boundary walls on Main Road**

Municipal housing developments from the interwar period are focussed also on the spine routes including rendered link-terraces, developed along Main Road and Port Road. These dwellings were developed to a regular formal pattern and also feature long gardens although some on Main Road have been reduced in depth to intensify development. Port Road also features a mix of housing developed on large individual plots.

Other ‘layers’ of development around the centre have been much more recent, spanning periods from the 1970’s to perhaps the 1990’s. Most are small to medium sized developments, all of which share common traits of being set back from the main spine routes, formed in individual inward looking parcels and having winding cul-de-sac street patterns. Many of these developments commonly feature open plan gardens and
predominantly detached and semi-detached units. Architectural forms and vernacular treatments create some differentiation, mainly driven by the format and styles favoured by individual developers. Recent development at Duston Wildes is noteworthy for being more responsive to its context, using natural stone on some dwellings to reflect the vernacular of New Duston but also for using reclaimed brick, slate tiles and small concrete/clay tiles.

Duston Wildes – an example of vernacular influence on materials & boundary treatment.

Other developments have relied on generic styles that could be found almost anywhere with development. In these other developments the character has been influenced by natural features. Some have been softened over time by shrub and tree planting by residents. Larch Lane perhaps, in lacking any significant tree planting lacks any enclosure due to the dominance of single storey bungalows, wide street width.

Whilst highway standards dominate the character of these recent developments, the harshness has been reduced on some streets with different kerb treatments (e.g. Pine Copse Close where granite kerbs have been used to define the carriageway edge). Streets otherwise feel dominated by highway standards and are cluttered with highway features including bollards, speed cushions and signs to react to issues of parking and speeding.

3.2 Weggs Farm In addition the more recently developer Weggs Farm Road area (1980 and after) and the Ryland road area (1960s) were surveyed, but not ultimately selected as local character areas. However in the case of Weggs Farm, noting comments submitted during consultation on the Draft plan, it is recognised that careful consideration needs to be given to the design of residential extension. Weggs Farm Road/ Wrenbury Road/ Rochelle Way is one such location where almost 3,000 houses have been built within 10-15 years. These are generally brick built with front and rear gardens and gable pitched roofs of two storeys. Many houses are detached and large but are built close to one another which can lead to greater impacts upon the amenity of adjoining properties. It is important that this is considered where proposed extensions require planning permission. However rather than defining a further, what would be very large, character area it is considered more appropriate to include reference to the area in Policy H5 (the design of extensions). This is because in the Weggs Farm area, residential extensions are the predominant form of development whereas the other identified areas include infill/new build, changes of use housing modernisation and public realm/infrastructure works.