

1) Planning Control (all as per Planning Policy Guidelines)

The land is to be used for residential purposes only. However, home working activities may, subject to the approval of The District Council of Flacq, be carried out thereon in compliance with the provisions of the Planning Policy Guidance as amended in September 2006.

- a) Plot coverage – max 50%.
- b) Density - one house of G+1+ 50% of G at 2nd Floor.

Note: G stands for Ground Floor

- c)
 - i) Minimum distance from road other than pedestrian access – 6m.
 - ii) Minimum distance to side boundaries 1.5 m and no overhang should be less than 1.0 m from side boundary.
- d) Building height in metres:

G+1

- Flat roof: 7m MAX. HEIGHT
- Pitched roof: 9.5m MAX. HEIGHT

G+1+50% of G at 2nd Floor

- Flat roof: 10m MAX. HEIGHT
- Pitched roof: 12.5m MAX. HEIGHT

- e) Roadside reserves should not, at any stage, be built on or covered in hard surfacing except for driveways / crossover.
- f) Sub-division of plots – the sub-division of plots would not be accepted.
- g) Parking requirements – each plot should at least allow one parking space within the plot.

2) Architectural Control

- a) Roof materials – flat concrete roofs or inclined pitch roofs both of concrete with roof tiles or corrugated iron roofs (Tôle) on timber or steel structure are acceptable so long as roof maximum heights are respected.
- b) External walls – rendered and painted block work. Proposed colours for harmonious environment: Beiges, Whites, Greys.
- c) Colour of buildings generally. Proposed colours for harmonious environment: Beiges, Whites, Greys.

d) Outer structures like pergolas, garages etc. – no structures should bear directly onto the boundary line unless of single storey only and with prior consent and agreement of adjoining owner on a party wall agreement

e) Overlooking – as far as possible, all first-floor windows to side of properties should be of high level and be of obscure glazing to avoid overlooking problems.

In all cases looking directly onto the neighbour would not be accepted.

3) Control of Services Generally

a) Plumbing – surface running of plumbing works should be avoided and water tanks on flat roof or other roofs to be screened behind a screen wall / parapet.

b) Air conditioning – compressors to be discretely positioned for aesthetics reasons, preferably at ground level.

c) Electricity – direct cabling from electricity pole is acceptable.

d) Telephone – direct cabling from telephone pole is acceptable.

e) Refuse – as far as possible a level area for positioning of refuse bin should be incorporated at the front of the property. To be preferably behind a screen wall.

4) Landscaping

a) Boundary wall – generally rendered block work, stonewalling, or chain link fencing on timber poles or galvanised tubes are acceptable. Maximum height to be 1.8 m in all cases.

b) Gates – to be to individual choice but it should not open onto the road or road reserve (sliding or opening inside).

c) Tree planting – to be encouraged to the maximum and each private garden to include a minimum of one fruit tree and one palm / coconut tree in set back on road side.

d) Hedge planting – to be encouraged within the plot along the pavement so as to enhance the development.

5) Enforcement Control on Architectural Designs

Self-regulatory controls between owners and neighbour to be encouraged but no imposed controls are deemed practical.