



Planning Information Note

Guide for Development: Bennett's Paddock



**Planning and Building Services
Falkland Islands Government June 2021**

Guidance for Development at Bennett's Paddock

The aim of this guide is to achieve the best form of development for people who will live at Bennett's Paddock as well as to ensure that the development as a whole makes a positive contribution to the character and appearance of Stanley.

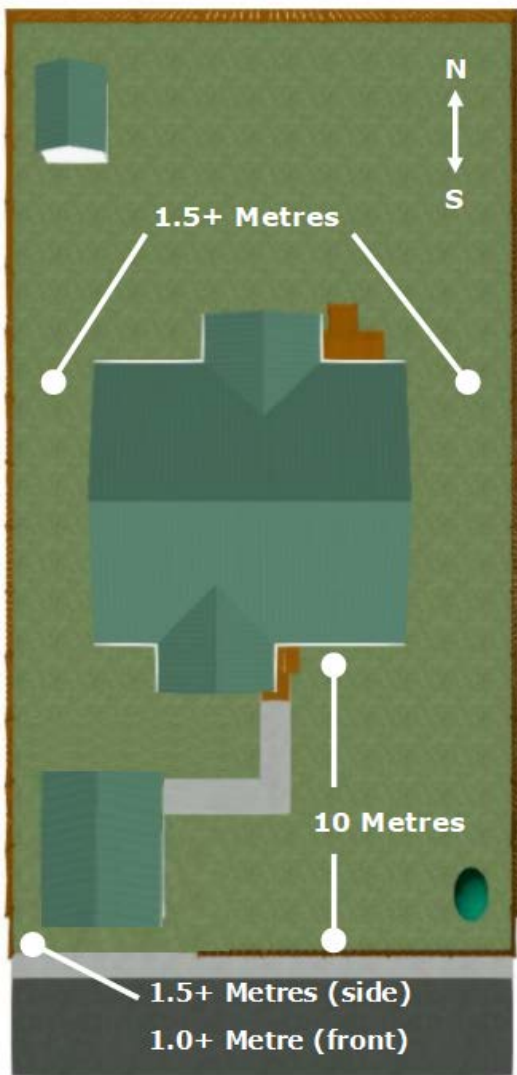
Planning applications for dwellings within Bennett's Paddock should usually accord with the following guidelines. For irregular plots (such as corner plots), or if any variations are desired, owners are advised to consult with Planning and Building Services *before* making a planning application.



Indicative drawing

Sapper Hill Phase 6 - Bennett's Paddock

Siting and Layout



Development should be positioned parallel to the north and south boundaries of the plot, rather than at an angle to these boundaries.

Dwellings should be set back from the road side of a plot by a distance of 10m, not substantially more or less. This will allow space for parking and potential garaging between the dwelling and the road in the future.

Dwellings should be set off the side boundaries of the plot by at least 1.5m.

Colours and Materials



External materials should consist of a colourful mix over Bennett's Paddock, for example dwellings with bright red/green/blue roofs and/or brightly coloured walls.

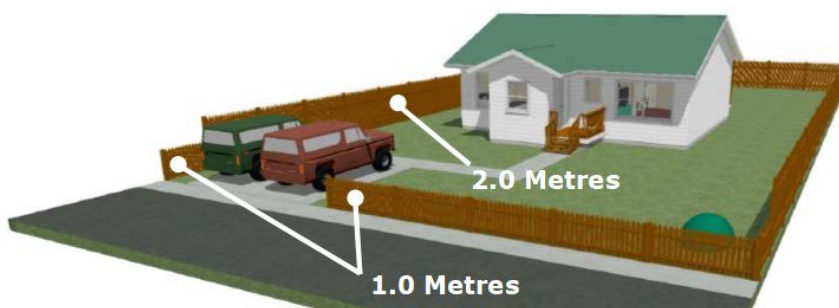
Parking Arrangements



Two parking spaces for each dwelling are required as a minimum (each space to be 2.5m by 5m), to be hard surfaced with concrete or asphalt before the dwelling is first occupied.

Parking spaces in a garage should have an internal size of a minimum of 3m by 7m (in order to allow for ease of access and for garage storage in addition to parking). At least one of the required two parking spaces must be outside (not in the garage), and if one of the spaces is inside a garage then the outside space should not be immediately in front of the garage, so that the two spaces can be used independently of each other.

Garden Fences

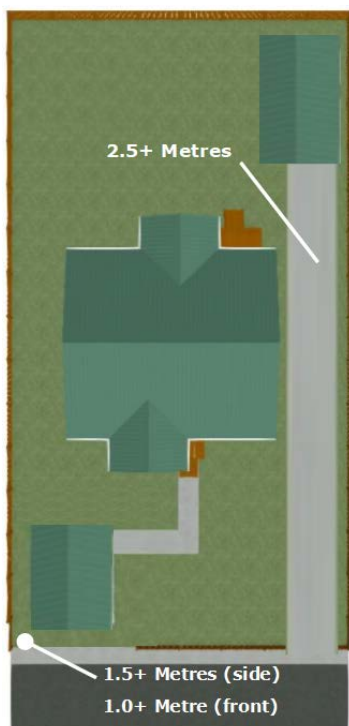


High fencing (over 1m high) on the road side of the dwelling should be avoided, including to the sides of the plot within 1.5m of the road (if fencing would exceed this height by the road then planning permission would be required).



Higher fencing (up to 2m high) can enclose the area behind the road frontage of the dwelling although this may vary for corner plots.

Levels and Topography



Sections/levels drawings are required with any planning application where the digging in or building up of land and/or buildings would be required, to demonstrate the existing and the proposed levels of the plot and buildings.

Other Considerations

Any garages and domestic workshops between the dwelling and road side of a plot should be set back from the road by a minimum of 1m and off the side boundaries by 1.5m, with the additional building being smaller than the main dwelling on the plot.

When designing a plot layout thought should be given to extensions which may be wanted in the future.

For example, if vehicular access to the side of the dwelling may be desirable in the future then the dwelling would need to be sited at least 2.5m from one of the side boundaries.

Notes

Other Falkland Islands Government Planning and Building Services Information Notes

Note 1: Applying for Planning Permission and Building Permits provides information on how to apply and what happens when you do.

Note 2: How Planning Applications are Decided provides information on what will be taken in to account when a decision is made on a planning application.

Note 3: Permitted Development: Residential provides information on permitted development rights (development which does not require a planning application) for residential properties in Stanley and in Camp.

Note 4: Listed Buildings and Structures provides a list of designated (listed) buildings with associated advice.

Note 5: Listed Buildings and Structures: An Owner's Guide provides more detailed advice for owners of designated (listed) buildings.

Note 6: Stanley Conservation Area: A Guide to Development provides advice on what is taken in to account and is likely to be acceptable in the Conservation Area.

Note 7: Application Fees sets out the fees for different application types.

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Forms and guidance are also available on the Falkland Islands Government Planning and Building Services [Facebook](#) page