

# APPENDIX 6

## The Article 4 Direction for the West Itchenor Conservation Area

### An explanation of what an Article 4 Direction is

An Article 4 Direction is a special planning regulation adopted by a Local Planning Authority to provide additional powers of planning control in a particular location. Article 4 directions specific to Conservation Areas withdraw certain Permitted Development Rights in respect of dwelling houses for specified classes of minor alterations and extensions, such as porches, replacement of windows and doors and painting of the exterior of a building. These are set out in the next section below.

They generally only apply to the main elevations of a residential property visible from the public domain such as from a highway, a footpath or a public space which, for Itchenor, includes the Harbour. They apply to those elevations which front on to a public area (including side elevations of corner properties). Rear and side elevations where they do not face a public footpath or public space are not included.

The Article 4 Direction runs alongside all existing planning regulations. It does not release applications from existing planning legislation. It is in addition to them. Therefore any new extensions or building work at the rear of houses inside the Article 4 Direction area, is likely to require planning permission under existing legislation.

### Explanation of Itchenor the Article 4 Direction and what development falls within it

The area covered by the Direction includes all dwelling houses within the West Itchenor Conservation Area (see map on page 23).

All alterations (and demolitions) within the following classes of Permitted Development affecting **a front or public elevation of the houses within the area covered by it** will in future require planning permission:

- i) the enlargement, improvement or other alteration of a dwelling-house; this includes changes to windows, doors, door surrounds
- ii) changes to a roof slope or coverings and the demolition of or alterations to chimneys
- ii) the addition or alteration of a porch on the front elevation
- iv) the construction of a building or enclosure within the front garden (or side boundary facing onto a road)
- v) the provision of a hard standing
- vi) the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- vii) the installation, alteration or replacement of a satellite antenna
- viii) the erection or demolition of a gate, fence, wall or other means of enclosure
- ix) the painting of the exterior of any part of a dwelling house or building/enclosure within the curtilage of a dwelling house (the addition of render or stone cladding is already controlled)
- x) the installation, alteration or replacement of solar photovoltaic (PV) or solar thermal equipment on –

- i) a dwelling house or block of flats or

ii) a building situated within the curtilage of a dwelling house

Planning applications for alterations that would not preserve or enhance the character or appearance of the Conservation Area will normally be recommended for refusal. Any new extensions or building work at the rear of houses inside an Article 4 Direction may still require planning permission under existing legislation.

#### The effect of the Article 4 Direction.

Planning permission is now required for the works described above.

#### Additional information

Consent will not normally be given to replace traditional features with modern ones, or to use substitute materials such as aluminum or plastic to replace wood and iron. Where modern materials have replaced traditional ones in the past, it is expected that the correct original materials and details will be restored when circumstances allow or when further replacement is needed.

#### Planning Fees.

There are no fees payable to the Council for any planning application required solely by an Article 4 Direction.

#### Repairs.

Planning permission is not required for repairs, provided these are carried out in a traditional manner repeating the details of the original elements involved and using the same materials. Worn out minor elements can also be replaced provided they are replicas.