



Brighton & Hove City Council

Heritage Team
Brighton & Hove City Council
Town Hall
Norton Road
Hove BN3 3BQ
Website <http://www.brighton-hove.gov.uk>

THE 'SATELLITE DISH' ARTICLE 4 DIRECTION

EN/CR/IN/A4/30

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WHAT IS AN ARTICLE 4 DIRECTION?

Certain minor works and alterations to unlisted buildings can be carried out without planning permission from the Council. Development of this kind is called 'Permitted Development' and falls in to various classes which are listed in the Town & Country Planning General Permitted Development Order 1995.

If the Council believes that specific planning problems exist in an area, i.e. alterations to houses that harm the character of a Conservation Area, it can make an 'Article 4 Direction' for that area, and certain types of development would no longer be exempt from the need for planning permission.

N.B. For simplicity the term 'Consent' is used to refer to the various types of permissions and approvals given by the Council.

THE 'SATELLITE DISH' ARTICLE 4 DIRECTION

This Direction affects all property in the Cliftonville, Denmark Villas, The Drive and The Avenues Conservation Areas. Planning Consent is required for all satellite dishes. Consent will not normally be granted for dishes visible from the street, but locations hidden from view such as in rear gardens or roof valley gutters may be acceptable. On some buildings there may not be a location which is acceptable to both the Council and installer.

Note : *The same satellite dish controls also apply to the [Brunswick 'Comprehensive'](#) and [Pembroke and Princes](#) Directions.*

Properties included in the 'Satellite Dish' Direction :

- Albany Mews : All properties.
- Albany Villas : All properties.
- Albert Mews : All properties.
- Blatchington Road : Nos. 102, 104, Ventnor Hall, Central United Reformed Church.

- Church Road : Nos. 110 - 146 even inclusive Nos. 121 - 139 odd inclusive.
- Church Road : Nos. 2 - 108 even inclusive, Nos. 51 - 119 odd inclusive, including planet house but excluding Hove Town Hall.
- Denmark Villas : Nos. 1 - 65 odd inclusive, Nos. 2 - 56 even inclusive.
- Eaton Road : Nos. 2 - 6 even inclusive.
- First Avenue : All properties.
- Fourth Avenue : All properties.
- Grand Avenue : All properties.
- Hova Villas : All properties.
- Hove Place : All properties.
- Kings Esplanade : No. 8, Medina House and Benham Court.
- Kings Mews : All properties.
- Kingsway - North Side : between Nos. 15 and 16 Kings Gardens to the west and St Johns Road to the East including Kings Gardens, Queens Gardens and Adelaide Mansions.
- Kingsway - South Side : between Courtenay Gate to the west and St Johns Road to the East including Courtenay Gate, Kings Lawns and Kings Esplanade.
- Kingsway : Flag Court
- Land between Goldstone Villas, rear of Nos. 1 - 13 Denmark Villas, Eaton Villas and Blatchington Road.
- Medina Terrace : Victoria Cottages.
- Medina Villas : All properties.
- Osborne Villas : All properties.
- Queens Place : All properties.
- Seafield Road : All properties.
- Second Avenue : All properties.
- St Catherine's Terrace : All properties.
- St Johns Place : All properties.
- Sussex Road : Courtenay Terrace and Victoria Terrace.
- The Drive : All Saints Church, All Saints Church Hall, Nos. 2 - 6 inclusive, Nos. 51 - 79 odd inclusive, Nos. 52 - 66 even inclusive.
- Third Avenue : All properties.

- Ventnor Villas : All properties.
- Victoria Grove : All properties.
- Wilbury Road : The Vicarage.

Fees :

Planning Applications needed as a result of an Article 4 Direction are not charged a fee. The Directions are revealed when a 'search' is made, when a property is for sale. All property, including single family houses, flats and commercial property are affected by the Directions.

If you wish to carry out alterations you should check with the Planning Department and inform your architect, solicitor or builder that you live in a Conservation Area and that there is an Article 4 Direction. If inappropriate alterations are carried out without Consent, enforcement action can be taken.