



Brighton & Hove City Council

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**Golf Farm, Devil's Dyke Road, Agricultural Buildings
Article 4 Direction**

EN/CR/IN/A4/32

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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 GOLF FARM ARTICLE 4 DIRECTION

This Direction, which was made on 19th December 1961 relates to land on the South-West side of Devil's Dyke Road and immediately south of the Brighton and Hove Boundary, forming parts of Ordinance Survey Parcels 9 and 11 Sussex (East) Sheets Nos. L11.15 and L11.16 and also a smallholding farming parts of Ordinance Survey Parcels 5c, 5d, and 5e Sussex (East) Sheet No. L11.11 (1931 Edition Scale 1/2500) known as Golf Farm.

THE FOLLOWING WORKS REQUIRE PLANNING PERMISSION UNDER THIS DIRECTION:

Development consisting of the erection of barns and buildings for the storage of animal feeding stuffs, being development comprised within paragraph (1) of class VI of the First Schedule to the Town and Country Planning General Development Order, 1950, namely:-
The carrying out on agricultural land having an area of more than one acre and comprised in an agricultural unit of building or engineering operations requisite for the use of that land for the purposes of agriculture, other than the placing of land of structures not designed for the purposes or the provision of alteration of dwellings.

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.