

Patcham Article 4(1) Direction was confirmed on 24th April 2012. The Direction provides additional town planning controls for dwellings in Patcham Conservation Area. Residents in conservation areas generally anticipate that there will be additional planning controls over and above those that may apply outside conservation areas. These additional national controls have increased over the years. Now in any conservation area, an owner has to obtain the council's consent before carrying out demolition works and give notice before pruning or felling a tree. Planning permission is required for building roof extensions and dormers, applying stone, timber or tile cladding to any façade or erecting a satellite dish on a chimney or on the front façade or a roof slope that faces onto and is visible from the street. Greater restrictions also apply to the size of rear extensions that a house owner may build without planning permission.

Until now however windows, doors and roofs, which are the key architectural elements of any house, could be changed without the need for planning permission; and the appearance of the conservation area could suffer as a consequence. Moreover the stricter planning controls that apply to flats and commercial premises have meant that in some instances neighbouring properties were not treated consistently.

So what would change?

Planning permission is now required for:

- The enlargement, improvement or other alteration of a dwelling (including extensions and altering windows, doors or roof coverings)
- Alterations to the roof of a dwellinghouse, including the addition of roof lights
- Provision or replacement of a hard surface within the curtilage of a dwellinghouse
- Erection of a porch to a dwellinghouse
- Alteration, replacement or removal of a chimney stack on a dwellinghouse
- Installation, alteration or replacement of solar PV or solar thermal equipment on a dwellinghouse
- Demolition, alteration or erection of a boundary wall, fence, railings or a gate
- Painting the exterior of a building, where the building has not previously been painted, or where a significant change in colour is proposed.

So what still does not require planning permission?

Planning permission is still not required to carry out repairs to a property (unless a listed building) or to replace features exactly 'like for like' e.g recovering a concrete tiled roof with concrete tiles or replacing timber sliding sash windows with matching sliding sash windows. Repainting a previously painted building in a matching colour does not require permission. A satellite dish up to 100cm in diameter can still be fixed to the rear façade. Sheds within specified size limits can be erected in rear gardens. These permitted development rights have not changed.

Further Information

The above details provide a summary only. You should check with the Planning Department (01273 292222) and inform your architect, solicitor or builder that you live in a Conservation Area and that there is an Article 4 Direction before carrying out any works. If inappropriate alterations are carried out without permission, enforcement action could be taken.

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.