

SOWERBY - ARTICLE 4(2) DIRECTIONS

Town and Country Planning - (General Permitted Development) Order 1995 (as Amended)

This direction affects your property

In 2010 an Article 4(2) Direction was made to withdraw permitted development rights for external works to dwellings. In 2012 a further Article 4(1) Direction was made, which requires householders to apply for Planning Permission for the installation of solar panels. See map overleaf for boundary.

What is an Article 4 Direction?

Under the Town and Country Planning Acts a great many minor alterations to buildings are deemed to have been given planning consent by the Secretary of State. This 'permitted development' allows work to be undertaken without planning permission. This would normally include most household developments - the replacement of external windows and doors, the construction of extensions including conservatories, and the construction of porches, garages, sheds and hardstandings. An Article 4 Direction removes some or all of these permitted development rights. Other developments, such as satellite dishes, cladding and vent pipes are not permitted development and already require planning permission.

What is now controlled?

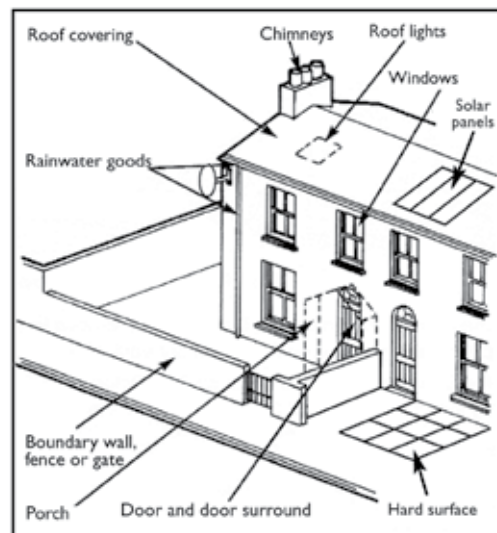
The effect of the Article 4(2) Direction (2010) is that the following types of development to dwelling houses require planning permission where it fronts a highway or public open space:

- the enlargement, improvement or other alteration of a dwelling. This includes works to:
 - the chimney, the roof covering or roof features (soffit, fascia, etc) on the front slope, the roof structure involving the construction of roof lights on the front slope, rainwater goods, windows or window openings, doors and door surrounds and masonry details
- any other alteration to the roof of a dwelling house where the alteration would be to a roof slope
- construction of a porch - including the construction of doors enclosing an open porch
- the erection, construction, maintenance, improvement or alteration within the curtilage of a dwellinghouse of a gate, wall, fence or other means of enclosure

- the provision within the curtilage of a dwellinghouse of a hard surface, or replacement in whole or part of such a surface
- the demolition of the whole or any part of the gate, wall, fence or other means of enclosure where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse.

The Article 4(1) Direction introduced in 2012 (which applies to all roof slopes of the property) requires planning permission for:

- the installation, alteration or replacement of solar PV or solar thermal equipment on a dwellinghouse, block of flats or any building with in their curtilage.



How are owners affected?

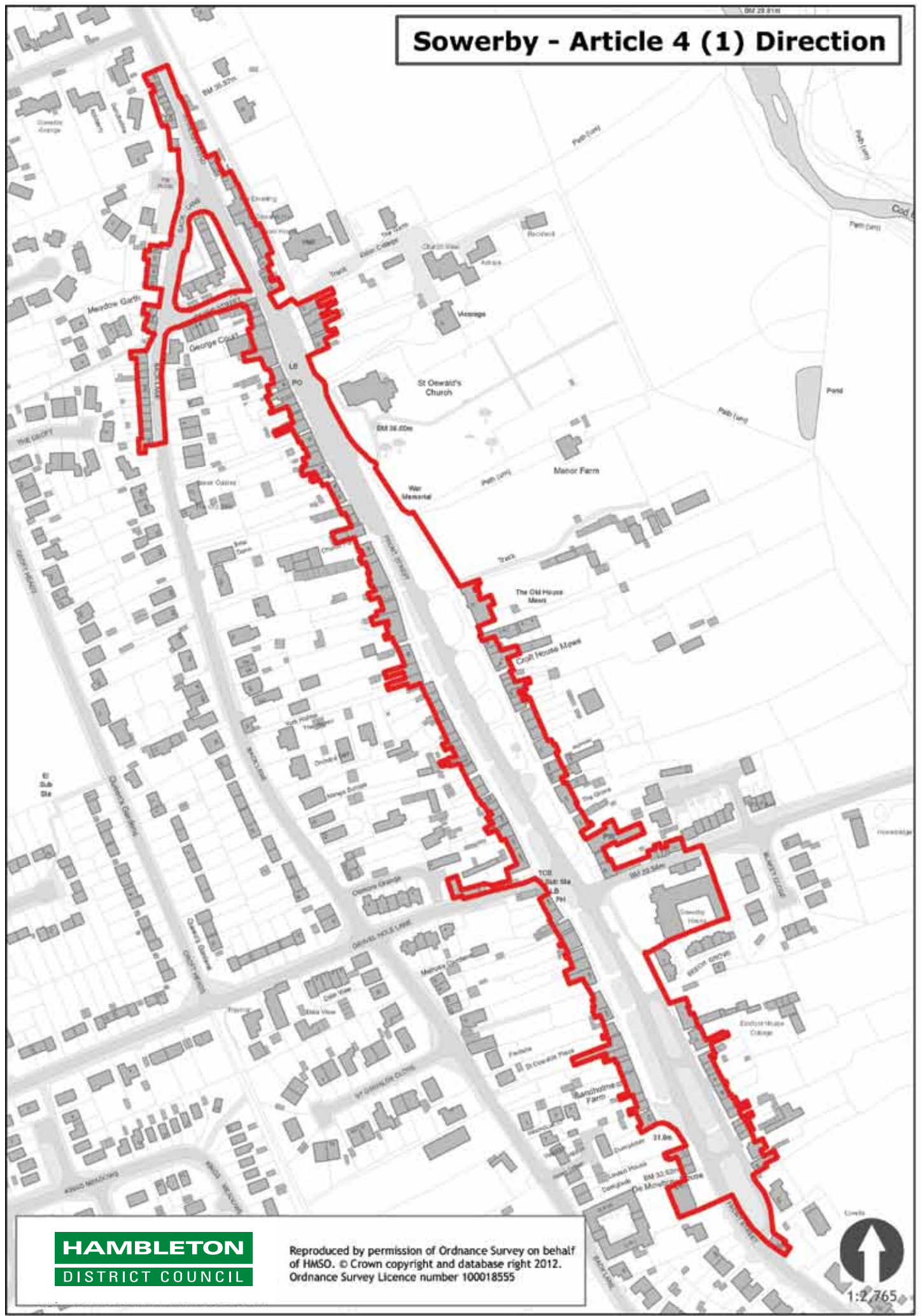
Owners or occupiers will require planning permission for those parts of a building covered by the Article 4 Directions.

A copy of the full Directions can be inspected at hambleton.gov.uk/article4 and at the Civic Centre, Stone Cross, Northallerton during normal opening hours.

For further information contact: Planning Policy and Conservation Section, Hambleton District Council, Civic Centre, Stone Cross, Northallerton DL6 2UU call 01609 779977

or email planningpolicy@hambleton.gov.uk

Sowerby - Article 4 (1) Direction



HAMBLETON
DISTRICT COUNCIL

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. Ordnance Survey Licence number 100018555

