

Article 4 Directions – Frequently Asked Questions

1. What is an Article 4 Direction?

The Council has removed certain permitted development rights, which will mean that a planning application will need to be submitted for work which normally does not need one. Works to the front of the property such as changing windows, doors or new boundary walls would require planning permission depending on the Article 4 Direction that has been served. Importantly, the Article 4 Direction does not mean that certain development can no longer be carried out, but simply that planning permission must be granted first.

2. Why serve an article 4 Direction?

The aim of an article 4 Direction is to encourage the retention of high quality architectural features of our built heritage and to preserve and enhance the 'special interest' of the area of which they are part. Article 4 Directions are not issued without careful consideration, and are only related to elements which make an important contribution to the character of the designated area.

2. How is an article 4 Direction served?

Owners of properties will be notified by letter when the Direction comes into force and will have the opportunity to comment upon the Direction. The Local Planning Authority will take into account the comments made before deciding whether to confirm the Direction. Importantly, the Direction comes into immediate effect and will only be withdrawn if it isn't confirmed within a six month period.

3. Do I have to pay for the planning application?

There is no fee for planning applications submitted to the Local Planning Authority as a consequence of an article 4 Direction.

4. I live in a flat/maisonette/commercial property. Will I be affected?

No, such properties do not benefit from permitted development rights and so will need to make a planning application in the normal way.