

South Farnborough Conservation Area

Informative on the Church Circle Article 4 Direction

What is permitted development?

Planning legislation allows owners to make certain changes to their property without requiring planning permission. This is known as 'permitted development' and is wide ranging. Permitted development rights vary depending on the type of property and the location.

Development restricted by designation as a Conservation Area

Certain types of development are not permitted development in conservation areas and are therefore not covered by the Article 4 Direction.

In addition, flats and commercial premises do not have the same permitted development rights as houses, and planning permission is therefore required for many alterations which materially affect the appearance of the building.

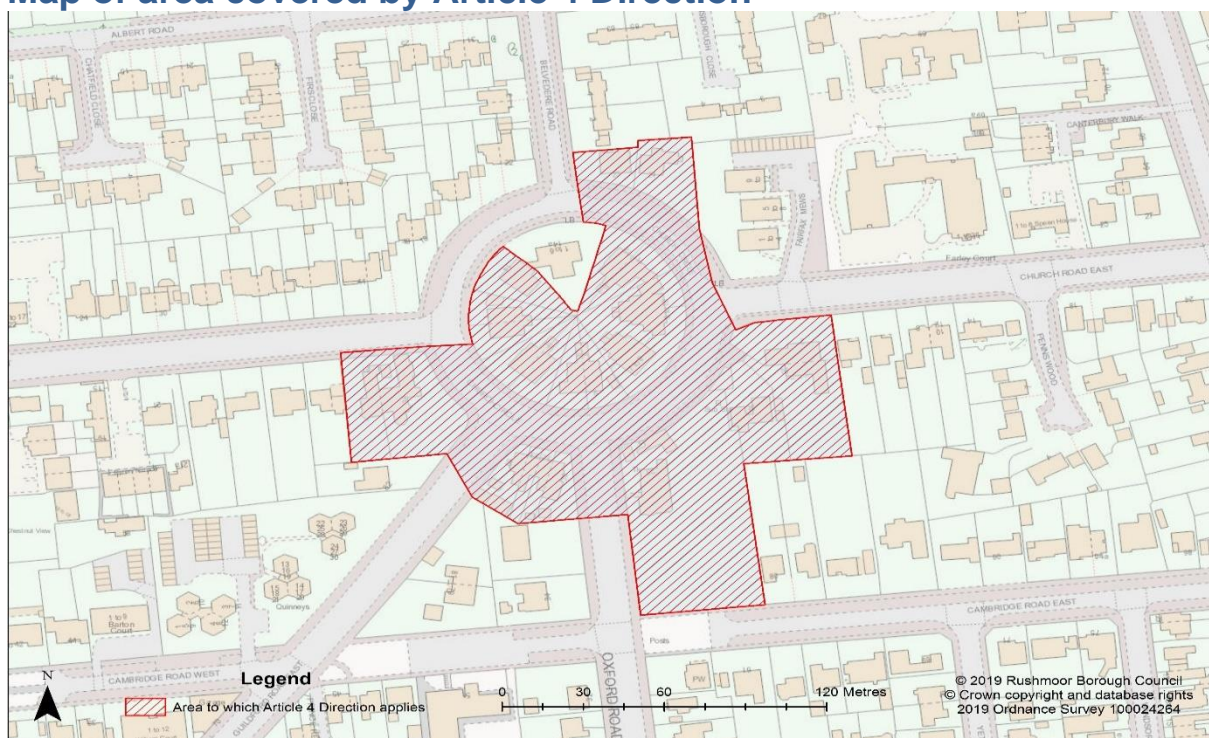
What is an Article 4 Direction?

An Article 4 Direction is a tool available to the Council to restrict the changes that can be made to a property by the owner/occupier without first obtaining planning permission.

Church Circle Article 4 Direction

Church Circle forms part of the South Farnborough conservation area. The Church Circle Article 4 Direction enables the Council to protect the architectural and historic character of this part of the conservation area.

Map of area covered by Article 4 Direction



Development restricted by the Article 4 Direction

It is important to note that the additional Article 4 restrictions only apply to dwelling houses. The types of development restricted by the Article 4 Direction are detailed below:

- a) Any works to replace, improve or alter any window
- b) Making, enlarging, improving or altering a hard surface within the curtilage (such as a driveway)
- c) The erection, alteration or removal of a chimney
- d) The erection, construction, improvement or alteration of a gate, fence or wall

Exemptions

There are some exemptions to the above, including:

1. Like-for-like repairs or maintenance
2. Any alterations which took place before the Direction was made

If in doubt about whether planning permission is required, please contact the Planning Department:

Email: plan@rushmoor.gov.uk
Tel: 01252 398788

Will I have to pay for my planning application?

In instances where planning consent is required solely as a result of the Article 4 Direction, there will be no charge.

When did the Article 4 Direction come into force?

The Article 4 Direction was made on an immediate basis and came into force on 5 July 2019. The Direction was subsequently 'confirmed' (made permanent) on 19 December 2019.

Further information

You can find further information about the South Farnborough conservation area here: <https://www.rushmoor.gov.uk/conservationareas>