

# Wellesley Article 4 Direction

## Informative on 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.

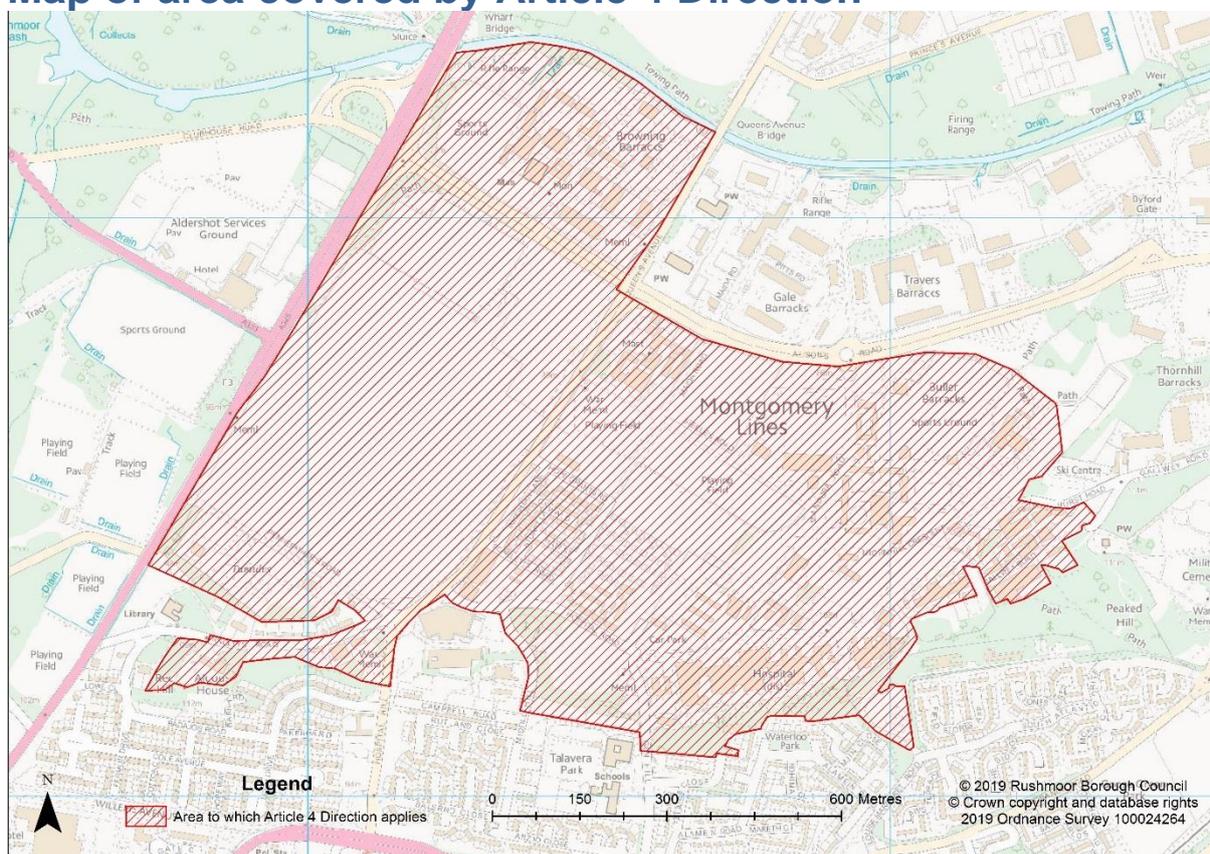
### What is an Article 4 Direction?

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.

### Article 4 Direction for Wellesley

Between 31 January and 13 March 2020, the Council consulted on a draft Conservation Area Appraisal and Management Plan for the Aldershot Military conservation area. The draft Management Plan identified that the introduction of an Article 4 Direction on specific phases of the Wellesley development would be an important tool for protecting its character and appearance. The Council subsequently adopted the Aldershot Military Conservation Area Appraisal and Management Plan in February 2021.

### 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) The conversion of a garage to form a habitable room
- c) Making, enlarging, improving or altering a hard surface within the curtilage (such as a driveway)
- d) The installation, alteration or replacement of microwave antenna (such as TV aerials and satellite dishes)
- e) 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](mailto: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 31 January 2020. The Direction was subsequently 'confirmed' (made permanent) on 24 July 2020.

## Does this differ from the covenants on my property?

All residential properties that form part of the Wellesley development have several restrictive covenants in place. However, covenants are not a planning matter.

In contrast, Article 4 Directions are a tool underpinned by planning law that requires planning permission to be obtained from the planning authority for certain types of development. If planning permission is not secured, the planning authority can take enforcement action.

## Further information

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