

FAREHAM

BOROUGH COUNCIL

Report to the Executive Member for Planning and Development for Decision

Portfolio:	Planning and Development
Subject:	Article 4 Direction: Titchfield Conservation Area
Report of:	Director of Planning and Regulation
Strategy/Policy:	Fareham Borough Local Plan/ Core Strategy
Corporate Objective:	Protecting and Enhancing our Environment

Purpose:

This report seeks confirmation of an article 4 direction served in accordance with the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Executive summary:

This report seeks confirmation of the article 4 direction that has been served for Titchfield Conservation Area in accordance with The Town and Country Planning (General Permitted Development) Order 2015 (as amended). The direction, which was served on 17th May 2017 using the non-immediate procedure, has now been subject to the required statutory period of notification and no written representations have been received. The report recommends confirmation of the Article 4 Direction to come into force on the 18th September 2017.

Recommendation:

That the article 4 direction for Titchfield Conservation Area is confirmed in accordance with the procedure set out in The Town and Country Planning (General Permitted Development) Order 2015 (as amended) to come into force on the 18th September 2017.

Reason:

To preserve the character and appearance of the Titchfield Conservation Area.

Cost of Proposals:

There are no significant cost considerations in relation to this report. The costs associated with notification are covered within existing budgets.

Risk Assessment: There are no significant risks.

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Executive Briefing Paper

Date: 21st August 2017

Subject: Article 4 Direction: Titchfield Conservation Area

Briefing by: Director of Planning and Regulation

Portfolio: Planning and Development

INTRODUCTION

1. This report relates to an article 4 direction that was served on properties in the Titchfield Conservation Area on 17th May 2017. It seeks confirmation of the Direction following the expiry of the required notification period in accordance with the procedure set out in The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

BACKGROUND

2. The use of an article 4 direction to control the potentially harmful exercise of permitted development rights in the conservation area was recommended in the adopted Titchfield Conservation Area Character Appraisal and Management Strategy. A decision to serve it was made following a report to the Executive Member for Planning and Development on 13th February 2017. Permitted development rights allow a range of minor development and alterations to take place without the need to make a formal planning application to the Council. By serving an article 4 direction, the Council can withdraw specified 'permitted development rights' and make a planning application necessary. There is no fee for a planning application that results from an article 4 direction.
3. The direction relating to Titchfield Conservation Area was served on 17th May 2017 using the non-immediate procedure. Using this procedure, the local planning authority specifies a date in the future when the Article 4 Direction will come into force which is after a statutory period of notification. Following consideration of any representations received resulting from the notification procedure the local planning authority then decides whether to confirm the direction. The period of notification has now expired and if the direction is confirmed, as recommended in this report, it will come into force on the 18th September 2017.

THE OUTCOME OF NOTIFICATION

4. The period of notification has now been completed. This included a letter to every owner and occupier affected, site notices posted within the conservation area, a local press advertisement and notification to Hampshire County Council and the

Secretary of State. The notification included details of the area to which the direction related, a description of the development affected, where a copy could be inspected and the proposed date, if confirmed by the Council, that it would come into force. The notification period lasted for 6 weeks and was undertaken from the 22nd May 2017 until 3rd July 2017.

5. A 'drop-in day' for members of the public to find out more about the article 4 direction was also held at the Titchfield Parish Rooms on 9th June 2017. Two members of the public attended the 'drop-in' day seeking clarification as to whether particular alterations to their properties would be affected.
6. No written representations were received resulting from the 6 week notification procedure.

NOTIFICATION OF CONFIRMATION

7. If it is resolved to confirm the direction then a second period of notification must be undertaken, also as described in paragraph 4 of this report, specifying that the direction has been confirmed and that it will have come into force on the 18th September 2017.

CONCLUSION

8. It is recommended that the article 4 direction for Titchfield Conservation Area is confirmed in accordance with the procedure set out in The Town and Country Planning (General Permitted Development) Order 2015 (as amended). A copy of the article 4 direction to be confirmed is attached at appendix A.

Appendices

Appendix A – [Titchfield Conservation Area - Article 4 Direction](#)