

Record of Decision by Executive Portfolio for Strategic Planning and Environment

Thursday, 11 July 2013

Portfolio	Strategic Planning and Environment
Subject:	Article 4 Directions: Warsash and Hook Conservation Areas
Report of:	Director of Planning & Environment
Strategy/Policy:	
Corporate Objectives:	Protect and Enhance the Environment

Purpose:

This report sets out the case for Article 4 Directions to be made within Hook and Warsash Conservation Areas in accordance with the Town and Country Planning (General Permitted Development) Order 1995 (As Amended).

This report seeks authorisation for Article 4 Directions to be made for the conservation areas at Warsash and Hook following in accordance with The Town and Country Planning (General Permitted Development) Order 1995 (As Amended).

The use of Article 4 Directions in both conservation areas was recommended in the conservation area character appraisal and management strategy documents that were adopted for each conservation area on 9th January 2012. At that meeting the Council's Executive resolved that the making of Article 4 Directions in the above conservation areas should be supported. This report recommends the use of Article 4 Directions to protect two boundary walls in Warsash Conservation Area and the open front garden of the residential property 'The Nook' in the Hook Conservation Area both of which contribute to the character and appearance of the conservation areas concerned. The report recommends the use of the non-immediate procedure which includes a period of public consultation prior to the Article 4 Direction being confirmed by the Council and coming into force. Any representations received will be reported back to the Executive Member for Strategic Planning and Environment to be taken into account in deciding if the Article 4 Directions should be confirmed. It is proposed that if confirmed the Article 4 Direction should come into force on the 22 November 2013.

Options Considered:

As recommendation.
As updated Appendix 1.

Decision:

That authorisation is given for Article 4 Directions to be made in accordance with the non-immediate procedure set out in The Town and Country Planning (General Permitted Development) Order 1995 (As Amended), at;

1. Warsash Conservation Area to remove permitted development rights relating to alteration or demolition of the whole or any part of the walls around the Sailing Club and on the road frontages surrounding Stone Cottage shown marked between the points "x" and "y" on the plan forming an appendix to this report; and
2. Hook Conservation Area to remove permitted development rights for the laying of hard surfacing within the front garden for the residential property known as the Nook.

Reason:

To preserve the character and appearance of the conservation areas at Warsash and Hook.

Confirmed as a true record:

Thursday, 11 July 2013

Councillor K D Evans,
Executive Member