

FAREHAM

BOROUGH COUNCIL

Report to the Executive Member for Planning and Development

Portfolio:	Planning and Development
Subject:	Article 4 Direction: Portchester (Castle Street) Conservation Area
Report of:	Director of Planning and Development
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 1995 (as amended).

Executive summary:

This report seeks confirmation of the Article 4 Direction that has been served for Portchester (Castle Street) Conservation Area in accordance with The Town and Country Planning (General Permitted Development) Order 1995 (as amended). The direction, which was served on 6th February 2015, has now been subject to the statutory period of public notification and no representations have been received. The report recommends confirmation of the Article 4 Direction which has been served using the non-immediate procedure and which would come into force on the 18th June 2015.

Recommendation:

That the Article 4 Direction for Portchester (Castle Street) Conservation Area is confirmed in accordance with the procedure set out in The Town and Country Planning (General Permitted Development) Order 1995 (as amended) to come into force on the 18th June 2015.

Reason:

To preserve the character and appearance of the Portchester (Castle Street) 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.

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Executive Briefing Paper

Date: 27 April 2015

Subject: Article 4 Direction: Portchester (Castle Street) Conservation Area

Briefing by: Director of Planning and Development

Portfolio: Planning and Development

INTRODUCTION

1. This report relates to an Article 4 Direction that was served on properties in the Portchester (Castle Street) Conservation Area on 6th February 2015. It seeks confirmation of the Direction following the expiry of the required public notification period in accordance with the procedure set out in The Town and Country Planning (General Permitted Development) Order 1995 (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 Portchester (Castle Street) 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 9th October 2014. 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 Portchester direction was served on 6th February 2015 (Appendix A) using the non-immediate procedure. Using this procedure the Article 4 Direction comes into force on a future date, specified by the local planning authority, after a statutory period of public consultation and the consideration of any representations received. The period of public consultation has now expired and if confirmed, as recommended in this report, the direction will come into force on the 18th of June 2015.

THE OUTCOME OF PUBLIC CONSULTATION

4. The period of public consultation has now been completed. This included a letter to every owner and occupier affected, site notices posted within the conservation areas, a local press advertisement and notification to Hampshire County Council and the Secretary of State. It included details of the area to which the direction

related, a description of the development affected and named place where a copy of the direction could be inspected. The consultation period was 6 weeks and was undertaken from the 6th February until the 20th March. The notification also specified the proposed date that the Article 4 Direction would come into force if confirmed by the Council which is the 18th June 2015.

5. No representations have been received resulting from public consultation.

NOTIFICATION OF CONFIRMATION

6. If it is resolved to confirm the Direction then a second period of notification needs to be undertaken, also as described in paragraph 4 of this report, specifying that the Direction has been confirmed and that it will come into force on the 18th June 2015.

CONCLUSION

7. It is recommended that the Article 4 Direction for Portchester (Castle Street) Conservation Area is confirmed in accordance with the procedure set out in The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Appendices

Appendix A - Portchester Castle Street Article 4 Direction