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This leaflet explains the implication of the Article 4 Direction that has been implemented to protect the character of the South Harting Conservation Area.
What properties are covered by the Article 4 Direction?

The Direction includes all dwelling houses within the South Harting Conservation Area (see map on the reverse), but only to those elevations which front onto a public area (including side elevations of corner properties). Rear and side elevations where they do not face a public footpath or public space are not included.

Any new extensions or building work at the rear is likely to require planning permission under existing legislation. Commercial properties and flats already have similar stricter controls over what requires planning permission.

What work is covered by the Direction?

All alterations (and demolition) within the following classes of permitted development affecting a front or public elevation will in future require planning permission:

i) the enlargement, improvement or other alteration of a dwelling-house – i.e. changes to windows, doors, door surrounds

ii) changes to roof coverings and demolition of or alterations to chimneys

iii) the addition or alteration of a porch on the front elevation

iv) construction of a building or enclosure within the front garden (or side boundary facing onto a road)
v) provision of a hard standing
vi) Installation, alteration or replacement of a chimney, flue or soil and vent pipe
vii) installation, alteration or replacement of a satellite antenna

viii) erection or demolition of a gate, fence, wall or other means of enclosure

ix) the painting of previously unpainted stone or brickwork of a dwelling house (the addition of render or stone cladding is already controlled under conservation area legislation)

Planning applications for alterations that would not preserve or enhance the character or appearance of the conservation area will normally be recommended for refusal.

The effects of the Article 4 Direction.

You now need planning permission for the works described above. Consent will not normally be given to replace traditional features with modern ones, or to use substitute materials such as aluminium or plastic. Where modern materials have replaced traditional ones in the past, it is expected that the correct original materials and details will be restored when circumstances allow or when further replacement is needed.

Planning Fees.

Please refer to the current Fee Schedule on the Council's website http://www.chichester.gov.uk/planningpermission

Repairs.

You do not need planning permission for repairs, provided these are carried out in a traditional manner repeating the details of the original elements involved and using the same materials.

You can also replace worn out minor elements without permission provided these replacements are replicas.

Further Advice.

This leaflet is a general guide only. We recommend that you check with Chichester District Council's Planning Service who will advise you on whether planning permission is needed for alterations or other works.

The Design and Implementation Team can advise you on how to repair listed and unlisted traditional buildings in order to protect the original features and character of the building.

Please retain this leaflet for future reference.