

Article 4(2) directions – a guide for householders



Pembrokeshire Coast National Park Authority

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Article 4(2) Directions in Conservation Areas – a guide for householders

Modest changes to properties within conservation areas can cumulatively erode their character. In some Conservation Areas of the Pembrokeshire Coast National Park, there are extra planning controls over changes to the fronts of houses facing highways and open spaces. These controls are known as Article 4(2) directions, and planning permission is needed to make certain changes.

Buildings used for other purposes than single dwelling houses (including listed buildings) remain subject to full planning/listed building control.

The extra planning controls comprise:-

- The enlargement, improvement or other alteration of doors and windows
- The provision of a hard standing
- The erection or demolition of gates, fences and walls

It should be noted that many small-scale alterations already need planning permission for dwellings within conservation areas of the National Park. These include the installation of roof-lights, the alteration of rooflines, and the demolition or erection of chimneys. In most cases, the fitting of a satellite dish also requires planning permission. Officers from the Development Management Section are always happy to advise prior to any works being carried out.

Planning application forms are available on the Authority's website:

www.pembrokeshirecoast.org.uk

Applications will not be registered for consideration, and will be returned to you, unless all the material necessary for the particular application has been included. Thus all drawings, details, etc will be required including details of the proposed materials to be used. In the case of windows or doors, supplier's specifications cross-referenced to photographs of elevations will usually be sufficient.

The guidance set out below relates to houses that are subject to the extra planning controls. No fee is required for the submission of planning applications required as a result of the Article 4(2) direction.

Windows

Historic windows significantly contribute to the character and appearance of a conservation area. The predominant type within the National Park is the



vertical sliding sash window, which come in a variety of patterns.



Repair/like for like replacement in pre-1939 houses

Planning permission is not required for the repair or exact replacement of a historic window.

Replacement in non-traditional materials in pre-1939 houses

Planning permission is required. Where the original windows have inappropriately replaced, windows of non-traditional materials replicating the original design will be favourably considered, subject to agreement on the detailed specification.

Where householders wish to replicate existing non-traditional windows, planning permission will not be required providing that the windows pre-date the designation of the conservation area and exact replicas are proposed.

Where the original or historic windows survive and are capable of repair and upgrading, planning permission will not be given for replacement in other materials.

Replacement in non-traditional materials in post-1939 houses

Planning permission is required. Replacement in non-traditional materials will usually be approved subject to agreement on the detailed specification.

Doors

Historic timber doors also significantly contribute to the character and appearance of



a conservation area; they are the key feature of the facade. Doors were made in a variety of designs, from the simple planked type, to more elaborate paneled ones – many show interesting regional variations.

Traditional doors are of timber construction with a painted finish.

Doors of modern materials rarely successfully replicate traditional timber ones, and there will be a presumption against such replacements.

Repair/like for like replacement in pre-1939 houses

Planning permission is not required for the repair or exact replacement of a historic door

Replacement in non-traditional materials in pre-1939 houses

Where householders wish to replicate existing non-traditional doors, planning permission will not be required providing that the doors pre-date the designation of the conservation area and exact replicas are proposed.

Where the original or historic doors survive and are capable of repair and upgrading, planning permission will not be given for replacement in other materials

Replacement in non-traditional materials in post-1939 houses

Replacement will be approved subject to agreement on the detailed specification.

Hardstandings

The provision of spaces for cars in front of houses can dominate the street scene and affect the setting of buildings. Proposals for hard standings will require planning permission.

If the hard surface is constructed using permeable materials and does not dominate the front garden and street scene then it may be acceptable.

Proposals to completely surface over a front garden will be refused.

Walls, gates and fences

Traditional front boundaries and gates can be an important feature of a conservation area. Their demolition will require planning permission; there will be a presumption against such proposals.

Applications for the reinstatement of lost boundaries and gates will be encouraged.

