

REPORT OF BUILDING CONSERVATION OFFICER

SUBJECT: ARTICLE 4 DIRECTION TO REDUCE SPECIFIC PERMITTED DEVELOPMENT RIGHTS WHICH IMPACT ON THE QUALITY OF LITTLE HAVEN CONSERVATION AREA

Background

Members will be aware that at the June National Park Authority meeting, it was resolved to make an Article 4(2) Direction for Little Haven conservation area. In the interests of conserving the character of the area, the Direction withdraws certain permitted development rights including alterations to doors, windows, boundary walls and hard-standings for dwelling houses fronting highways or public spaces.

Further to the statutory consultation, no response has been received.

Recommendation

The recommendation is that the Article 4(2) Direction is confirmed in relation to the land within Little Haven conservation area as highlighted on the map within the report and that Members note the formal Direction.

Background Documents

Report to National Park Authority (Ordinary Meeting) 17 June 2015
Article 4(2) Direction (Little Haven)

(For further information, please contact Mr Rob Scourfield – Building Conservation Officer)



TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)

DIRECTION MADE UNDER ARTICLE 4(2)- LITTLE HAVEN

WHEREAS The PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY (“the Authority”) being the appropriate local planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995 (“the Order”) are satisfied that it is expedient that the development of the description(s) set out in the First Schedule below should not be carried out on the land described in the Second Schedule below (“the Land”) unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the Authority in pursuance of the power conferred on them by article 4(2) of the Order and all other powers thereby enabling DIRECTS THAT:

1. The permission granted by article 3 of the Order shall not apply to development specified in the First Schedule below in respect of the Land.
2. This Direction shall come into force in accordance with article 6(3) of the Order in respect of any part of the Land on the date on which notice is served on the occupier of that part of the Land or, if there is no occupier, the owner. If the Authority considers that individual service on the owners or occupiers of the Land is impracticable because it is difficult to identify or locate one or more of them or because the number of owners or occupiers of the Land makes individual service impracticable, then this Direction shall come into force on the date on which notice is first published by local advertisement.
3. This Direction shall expire at the end of six months from the date on which it is made unless it is confirmed by the Authority in accordance with article 6(8)-(9) of the Order before the end of that six month period.

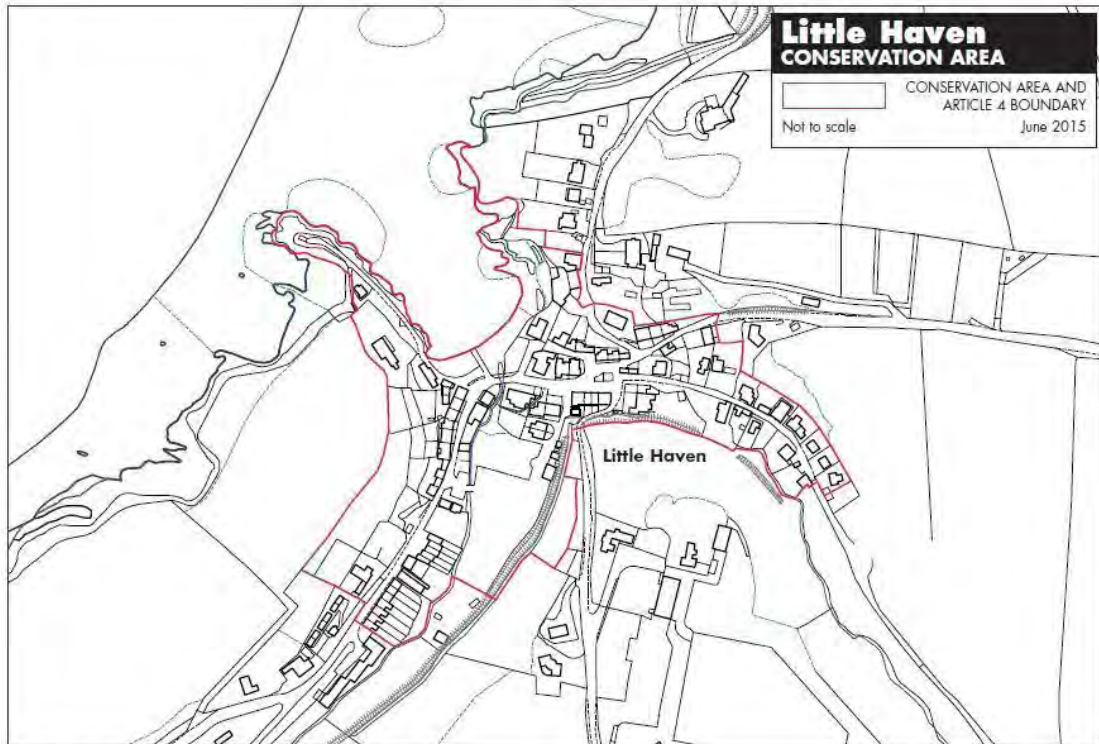
FIRST SCHEDULE

1. The enlargement, improvement or other alteration of any doors or windows of a dwellinghouse where any part of the enlargement, improvement or alteration would front a relevant location.
2. The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such where the hard surface would front a relevant location.
3. The erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwelling house and would front a relevant location.

4. The demolition of the whole or any part of any gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location.
5. In this Schedule “relevant location” means a highway, waterway or open space.

SECOND SCHEDULE

The Little Haven Conservation Area designated as such in 1998, the area of which is shown edged red on the attached plan.



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The COMMON SEAL of the
 PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY
 was hereunto affixed this [] in the presence of: -

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 Member of Authority

.....
 Chief Executive (National Park Officer)