

EASTBOURNE BOROUGH COUNCIL

THE PARK CLOSE CONSERVATION AREA ARTICLE 4 DIRECTION

2014

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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

**NOTICE OF MAKING DIRECTION UNDER ARTICLE 4(1) TO WHICH
ARTICLE 5 APPLIES**

TAKE NOTICE that Eastbourne Borough Council [the Council] being the Local Planning Authority has made a Direction under Article 4(1) of the Town and Country (General Permitted Development) Order 1995 (as amended) relating to dwellinghouses situated on land within the Park Close Conservation Area in the Borough of Eastbourne.

The Council is satisfied that it is expedient that development of the description set out in the Schedule hereto should not be carried out on the land within The Park Close Conservation Area, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

The effect of the Direction, if and when confirmed, would be that permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the First Schedule below to this Direction in the area specified in the Second Schedule of this Direction ("the Land").

A copy of the direction and a copy of the map defining the area to which it would, if confirmed relate may be viewed at the main reception desk at Eastbourne Borough Council, 1 Grove Road, Eastbourne, BN21 4TW during normal office hours between 9:00 a.m. and 5:00 p.m. on Monday to Friday.

If you wish to make any representation about the proposed direction, please do so in writing between the 3 October 2014 and 31 October 2014. Your comments should be sent to Sarah Leete-Groves, Specialist Advisor (Conservation), Eastbourne Borough Council, 1 Grove Road, Eastbourne, BN21 4TW or by e-mail to sarah.leete-groves@eastbourne.gov.uk. All objections or representations will be carefully considered before the Council decide whether to confirm the direction or not.

It is proposed that the Direction, if confirmed, will come into force on the 31 January 2016.

SCHEDULE 1

The Direction applies to the following development:-

Part 1 - Development Within The Curtilage Of A Dwellinghouse

Class A – The Enlargement, Improvement Or Other Alteration Of A Dwelling House

Works comprising:

- the replacement of windows
- the replacement of external doors
- the alteration or removal of any architectural features
- extensions to the side or rear

Class C – Any Other Alterations To The Roof Of A Dwelling House

Works comprising:

- the replacement of roof cladding
- the installation or replacement of rooflights
- The removal or replacement of barge boards or soffits

Class D - The Erection Or Construction Of A Porch Outside Any External Door Of A Dwelling House

Works comprising:

- The erection of a new porch
- Removal, enclosure or addition or any re-fenestration to any part of the existing porch

Class E – The Provision Within Its Curtilage Of A Building, Enclosure Or Swimming Pool.

Works comprising:

- The erection of any summer house or outbuilding
- The erection of any garage, canopy or shelter for vehicular storage or other purpose

Class F – The Provision of A Hard Surface

Works comprising:

- The removal or resurfacing of the common, shared road surface from the entrance gates around the grassed common area
- The removal of front gardens to provide parking or any other purpose
- The removal of the common grass area bounded by granite kerb

Class G - The Installation Of A Chimney, Flue Or Soil Or Vent Pipe

Works comprising:

- Any works to alter or replace existing pipework, including down pipes, hoppers and brackets
- The removal, alteration or replacement of any chimney stacks or pots

Part 2 – Minor operations

Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence wall or other means of enclosure

Works comprising:

- Flint and brick boundary walls to the Park Close Conservation Area
- The dwelling house boundary
- The ancillary buildings, specifically the Garage block, the walls along the access path and that of the footway to Gildredge Park.
- The alteration to the capping or lighting to the entrance gates
- Alteration or cleaning or maintenance to the original signage at entrance to The Park Close

Class C - The Painting Of The Exterior Of Any Part Of A Dwelling House Or Of A Building Or Enclosure Within The Curtilage Of A Dwelling House.

Works comprising:

- The painting of any door or staining of any timber, whether new or part of replacement of repair
- The treatment or painting of any exterior woodwork, including windows, barge boards, gates or fences.

Part 31 – Class B - Demolition of buildings

- Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure

Part 40 – Class A Installation of domestic Microgeneration equipment

- The installation, alteration or replacement of solar PV or solar thermal or any other micro generation capacity equipment on:
 - a dwelling house; or
 - a building situated within the curtilage of a dwelling house

Being, respectively and separately with regard to the development detailed under each of the said Classes, development comprised within the said Class A, C, D, E, F, G of Part 1; Class A, C of Part 2; Class B of Part 31 and Class A of Part 40 of Schedule 2 to the said Order and not being development comprised within any other Class.

SCHEDULE 2

All dwellinghouses (No 1 to No 20 inclusive) within The Park Close Conservation Area shown edged with a thick blue line on the plan attached to the Direction.

Dated this 24 day of September 2014

Eastbourne Borough Council
1 Grove Road
Eastbourne
East Sussex
BN21 4TW

SIGNED ...Andy Couper.....for...
Lawyer to the Council