

# STRATEGIC PLANNING COMMITTEE

Monday, 08 January 2024

Subject	Making of new Article 4 directions for the North Lowestoft and South Lowestoft/Kirkley Conservation Areas
Cabinet Member	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
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Is the report Open or Exempt? OPEN

Category of Exempt Information and reason why it is <b>NOT</b> in the public interest to disclose the exempt	Not applicable
information. Wards Affected:	Kirkley & Pakefield Gunton and St Margarets Harbour and Normanston

# Purpose and high-level overview

### **Purpose of Report:**

To agree the making of new Article 4 directions in the North Lowestoft Conservation Area and the South Lowestoft/Kirkley Conservation Area covering reduced areas, which are to replace the existing Article 4 directions. The proposed new Article 4 directions will not come into effect until such time as they are confirmed by a future meeting of this Committee (following consultation), in the meantime the existing Article 4 directions will remain in place.

### **Options:**

Agree the report recommendations for making new Article 4 directions; or alternatively, not to agree them and potentially fail to meet national planning policy on the making of Article 4 directions.

## Recommendation/s:

- 1. That the making of new Article 4 directions in the North Lowestoft Conservation Area and the South Lowestoft/Kirkley Conservation Area, covering the reduced areas shown on the maps attached at Appendix A and including those properties and land included in the schedule attached at Appendix D and E, be agreed.
- That it be agreed that the statutory public consultation period is to start on January 22<sup>nd</sup> 2024, to collect public representations including from members of the public affected by the proposed changes.
- 3. That it be agreed that following the statutory public consultation period, the new Article 4 directions will be presented to the Strategic Planning Committee at its meeting on 8 April 2024 to consider their confirmation on 15 April 2024.
- 4. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member with responsibility for Planning and Coastal Management, be authorised to make any presentational or typographical amendments to the Article 4 directions and accompanying maps, prior to the public consultation period.

# **Corporate Impact Assessment**

### Governance:

No impacts.

## ESC policies and strategies that directly apply to the proposal:

Policy WLP8.39 – Conservation Areas of the Waveney Local Plan states that "Proposals for replacement doors, windows and porches in conservation areas where Article 4 directions are in place must be of a suitable design and constructed in appropriate materials. Applications will be assessed with reference to the prominence of the location, the historic and architectural value of the building and the historic and architectural value of the feature to be replaced."

Para 8.230 of the same Local Plan states: "All conservation areas in the Waveney Local Plan area (with the exception of the Oulton Broad extension) have Article 4 directions, which means planning permission is required for these types of proposals [replacement of windows and other features]. The policy approach seeks to retain historic features in prominent parts of Conservation Areas which contribute to the character of area."

### Environmental:

No impacts

### **Equalities and Diversity:**

No Impacts

#### Financial:

The gathering of the evidence base that supports the creation of the new Article 4 directions, and the production of the new Article 4 directions are covered by the existing budget of the Specialist Services Team.

The reduction in the area covered by the Article 4 directions will reduce the number of applications that will be received, thereby reducing advertising costs and use of officer time and council resources. The evidence base will also be available to use by the Enforcement Team during enforcement enquiries.

#### **Human Resources:**

No impact

ICT:

No Impact

### Legal:

Under Article 4(1) of the General Permitted Development Order "GPDO" (2015), if the local planning authority is satisfied that it is expedient that development described in any Part, Class or paragraph in Schedule 2, other than Class K or M of Part 17, should not be carried out unless permission is granted for it on an application, the local planning authority may make a direction under this paragraph that the permission granted by article 3 does not apply to—

(a)all or any development of the Part, Class or paragraph in question in an area specified in the direction; or

(b)any particular development, falling within that Part, Class or paragraph, which is specified in the direction,

and the direction must specify that it is made under this paragraph.

Risk:

There are no risks envisaged in relation to the implementation of the recommendations.

External Consultees:	Lowestoft Town Council were informed of the proposed new Article 4 directions and their comments and the comments of
	residents and other relevant bodies will be considered following
	the full public consultation period.

# **Strategic Plan Priorities**

this p	Select the priorities of the <u>Strategic Plan</u> which are supported by this proposal: (Select only one primary and as many secondary as appropriate)		Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk		$\boxtimes$
P02	Attract and stimulate inward investment		
P03	Maximise and grow the unique selling points of East Suffolk	$\boxtimes$	
P04	Business partnerships		
P05	Support and deliver infrastructure		
T02	Enabling our Communities		
P06	Community Partnerships		
P07	Taking positive action on what matters most		
P08	Maximising health, well-being and safety in our District		
P09	Community Pride		$\boxtimes$
Т03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services		
P11	Making best use of and investing in our assets		
P12	Being commercially astute		
P13	Optimising our financial investments and grant opportunities		
P14	Review service delivery with partners		
т04	Delivering Digital Transformation		
P15	Digital by default		
P16	Lean and efficient streamlined services		
P17	Effective use of data		
P18	Skills and training		
P19	District-wide digital infrastructure		
T05	Caring for our Environment		

P20	Lead by example	
P21	Minimise waste, reuse materials, increase recycling	
P22	Renewable energy	
P23	Protection, education and influence	
XXX	Governance	
XXX	How ESC governs itself as an authority	

How does this proposal support the priorities selected?

It is acknowledged that the Council adopted a new Strategic Plan in November 2023, and the report template will be updated in due course.

The proposal primarily supports:

**T01 Growing Our Economy** of the Strategic Plan, **priority of P03** - Maximise and grow the unique selling points of East Suffolk as the document will assist in the delivery of the *"Protection and enhancement of the natural, built and historic environment"* by preserving features of the North Lowestoft Conservation Area and the South Lowestoft/Kirkley Conservation Area that contribute to their character and appearance.

These proposals secondarily support;

**T01, Growing Our Economy, priority P01** Build the right Environment for East Suffolk, as it serves to support the policies in the "*Up to date local plans proving a strategy for growth and place making*." and

**T02, Enabling our communities**, **priority P09** - Community Pride, as the historic environment contributes to a sense of place and the richness of culture.

# Background and Justification for Recommendation

1	Background facts
1.1	The Design and Heritage Team are undertaking a review of the Article 4 directions on existing Conservation Areas, starting with the North Lowestoft Conservation Area and the South Lowestoft/Kirkley Conservation Area. These Article 4 directions were put in place in 2007 by the former Waveney District Council and are blanket in nature, covering all properties within the Conservation Areas, regardless of their status, use or merit.
1.2	<ul> <li>Under the existing Article 4 directions, any</li> <li>alterations to elevations or roofs in a relevant location (fronting a highway, open space or waterway),</li> <li>construction of a porch,</li> <li>provision of enclosure within the grounds fronting a relevant location,</li> <li>hard surfacing within the grounds fronting a relevant location,</li> <li>installation of a satellite antenna,</li> <li>alteration of a chimney,</li> <li>alteration or demolition of a fence or boundary wall fronting a relevant location,</li> </ul>

	• painting of an elevation in a relevant location, requires planning permission. This allows the Local Planning Authority to assess these proposals to minimise the loss of appropriate features or historic character, and/or control the installation of new features.
1.3	It is proposed that the existing Article 4 directions are reviewed so that they can be updated in terms of the most recent amendments (2015) to the General Permitted Development Order, and Government guidance provided within the latest National Planning Policy Framework (Sept 2023). Para 53 of the NPPF states that "The use of Article 4 directions to remove national permitted development rights should () in all cases, be based on robust evidence, and apply to the smallest geographical area possible."
1.4	In order to meet these requirements, condition surveys of the Conservation Areas were undertaken to serve as the robust evidence base for the review of the Article 4 directions, as required by the NPPF. The condition surveys focused on properties that have been identified in the Conservation Area Appraisals as positive unlisted buildings in the Conservation Areas. The North Lowestoft Conservation Area Appraisal (2021) and the South Lowestoft/Kirkley Conservation Area Appraisal (2022) identify these buildings that are not protected by statutory listing but are considered to make a positive contribution to the character or appearance of the Conservation Area.
	<ul> <li>It was not considered necessary to survey:</li> <li>Listed buildings; because these properties already have restricted permitted development rights.</li> <li>Buildings that are not listed or positive unlisted; because these properties are not considered to have notable architectural or historic features that merit the protection of Article 4 directions.</li> </ul>
1.5	<ul> <li>Properties were surveyed with reference to the features that an Article 4 direction can control change to. The relevant properties were assessed using the following criteria: <ul> <li>'Appropriate' (i.e. historic or modern with traditional details and materials) windows and doors</li> <li>Altered or unaltered roof</li> <li>Painted or unpainted façade</li> <li>Intact front boundary</li> <li>Hardstanding in front garden</li> <li>Presence of chimneys</li> <li>Presence of non-historic porches</li> </ul> </li> </ul>
1.6	Properties were largely surveyed in groups, for example terraces, as these groups have similar characteristics whose intactness contributes to their collective value. This is also to avoid individual properties within a group having varying levels of protection.

1.7	The results of the surveys were presented in map form, using a RAG (Red-Amber-
	Green) system, to show areas where loss of historic features/installation of
	inappropriate features has occurred. (Mapping PDFs in Appendix E and F)

2	Current position
2.1	Based on the robust evidence of the condition surveys, in addition to consultations with the Development Management Team and the Enforcement Team, the Design and Heritage Team has prepared new Article 4 directions, which would cover reduced geographical areas of the Conservation Areas.
2.2	<ul> <li>This report will provide a summary of the following:</li> <li>The reasoning and justification for the reduction of the geographical areas covered by the Article 4 directions;</li> <li>The reasoning for the amendments to the content of the Article 4 directions;</li> <li>Consequences of the proposals;</li> <li>National and local planning policies; and</li> <li>The statutory requirements for the creation of new Article 4 directions.</li> </ul>
2.3	<ul> <li>Reduction in the geographical areas covered by Article 4 directions         Justification:         <ul> <li>The existing Article 4 directions cover the entire North Lowestoft                 Conservation Area and South Lowestoft/Kirkley Conservation Area (i.e.                 "blanket" Article 4 directions), without regard to the status, use or merit of                 the properties within them. In order to be useful and reasonable, the                 restriction of Permitted Development rights through Article 4 directions                 needs to be justified. Any areas to be covered by an Article 4 direction need                 to retain sufficient features of architectural or historic interest to merit                 restrictions of PD rights.</li> </ul> </li> </ul>
	<ul> <li>The extent of the removal of features of architectural of historic interest in certain streets was considered to be at a level where the retention of the Article 4 direction in these areas was not considered justified. Additionally, these areas present difficulty for DM and Enforcement officers, as they account for a large number of enforcement enquiries which are not considered expedient to enforce on due to the extent of loss of historic/appropriate features on the rest of the street.</li> <li>Large areas of the North and South Lowestoft/Kirkley Conservation Areas</li> </ul>
	<ul> <li>are the commercial high streets. These properties are almost all mixed-use, flats or commercial buildings. These properties already have Permitted Development rights restricted and therefore the additional Article 4 direction is unnecessary.</li> <li>Listed buildings have restricted permitted development rights and therefore the additional Article 4 direction on these properties is unnecessary.</li> </ul>

2.4	Amendments to the content of the Article 4 directions		
	The text of the Article 4 direction will be amended to reflect the changes to the		
	General Permitted Development Order (GPDO) since 2007.		
	<ul> <li>The Article 4 directions are now made under Article 4(1), rather than</li> </ul>		
	Article 4(2) of the GPDO (2015).		
	<ul> <li>Some changes have been made to the Parts and Classes of the GPDO</li> </ul>		
	(2015). The new directions have been amended to reflect these.		
	<ul> <li>The restriction on the installation of satellite dishes in certain controlled</li> </ul>		
	locations is proposed for removal, as this is becoming outdated technology.		
	<ul> <li>The restriction on painting the exterior of buildings in certain locations is</li> </ul>		
	removed. The GPDO does not distinguish between the painting of		
	previously unpainted surfaces and the general painting of the exterior of a		
	building. Therefore, it is considered that the removal of the Permitted		
	Development right to paint the exterior of a building would be too onerous		
	and could result in a large number of applications where there would be no		
	change to the character or appearance of the building as well as likely		
	compliance issues.		
	Consideration was given to restricting renewable energy under Part 14 of		
	the GPDO (concerning the installation of solar equipment, heat pumps and		
	biomass heating systems) and electrical outlets and upstands for		
	recharging vehicles under Part 2 Class D and E. Following consultation with		
	the Local Plan Working Group it was decided that these should not be		
	restricted.		
2.5	Consequences of the proposals		
	• The reduction in the geographical areas covered by Article 4 directions will		
	mean that those areas that retain good quality architectural or historic		
	features will remain protected, to ensure that changes to these features		
	require planning permission. This will ensure that the Council is in		
	conformance with best practice guidance in para. 53 of NPPF which states		
	that Article 4 directions should cover the 'smallest geographic area		
	possible'.		
	<ul> <li>Areas that have been removed from the Article 4 direction include</li> </ul>		
	properties that either already have their PD rights restricted due to their		
	use or have experienced negative change to such an extent that there are		
	little to no features left to protect. This will reduce the number of		
	redundant planning applications and enforcement enquiries that are not		
	expedient to enforce.		
	• If the new Article 4 directions are made and subsequently confirmed, then		
	officers will go to site on the day they come into force to photograph each		
	property. This will provide certainty about the condition of these properties		
	on that date and serve as the 'robust evidence' required by the NPPF and a		
	strong basis for enforcement where necessary.		
	<ul> <li>Areas that have been removed from the Article 4 direction are still in the</li> </ul>		
	Conservation Area and will still be covered by some PD restrictions		
	relating to this designation.		

2.6	National and local planning policies		
	The NPPF states in para. 53 that: "The use of Article 4 directions to remove		
	national permitted development rights should:		
	<ul> <li>in all cases, be based on robust evidence, and apply to the smallest</li> </ul>		
	geographical area possible."		
	Policy WLP8.39 – Conservation Areas of the Waveney Local Plan states that "Proposals for replacement doors, windows and porches in conservation areas where Article 4 directions are in place must be of a suitable design and constructed in appropriate materials. Applications will be assessed with reference to the prominence of the location, the historic and architectural value of the building and the historic and architectural value of the feature to be replaced."		
2.7	Statutory requirements for the creation of Article 4 directions		
	Should the report recommendations be agreed, the statutory procedure will be as follows:		
	<ul> <li>On Monday January 22<sup>nd</sup>, a notice containing the Article 4 directions and relevant maps will be served by local advertisement, by two site notices in heavily trafficked public areas, and by letter to all property owners and occupiers in the affected areas.</li> </ul>		
	<ul> <li>The site notices will remain up for 6 weeks.</li> </ul>		
	<ul> <li>The letters will inform owners/occupiers that we are opening a public</li> </ul>		
	consultation from this date, which will run for 6 weeks. This letter will		
	include guidance on what the changes mean for those remaining in the Article 4 direction Area, and those that will be removed (but are still in the Conservation Area).		
	• The requirement is for a public consultation of 21 days' duration. Officers consider, however, that an extended consultation period of six weeks conforms better with the Council's usual practices in this respect.		
	<ul> <li>A copy of the Article 4 directions, Notices and maps will be available on the Council's website for the duration of the consultation period and physical copies will be available to view at a location available to the public (i.e. the Marina Customer Services Centre). Representations can be made by letter, email or through the consultation webpage.</li> </ul>		
	<ul> <li>Public events will be held on February 15<sup>th</sup>, from 14:30 to 16:00 at a venue in North Lowestoft (venue tba) and from 17:30 to 19:00 at the Kirkley Centre, where residents can come speak to officers about the public</li> </ul>		
	consultation.		
	• Following the public consultation period, representations will be taken into		
	consideration by officers. Any material changes made to the directions as a result of the consultation will require re-consultation.		
	<ul> <li>The new Article 4 directions will then be presented to Strategic Planning Committee on April 8<sup>th</sup>, where the public representations will be</li> </ul>		

	<ul> <li>presented, and it will be proposed to confirm the Article 4 directions and agree for them to come into force on April 15<sup>th</sup> 2024.</li> <li>At this time, the existing Article 4 directions will be cancelled (Schedule 3, sub-para. 13 of the GPDO (2015): <i>"A local planning authority may, by making a subsequent direction, cancel any direction made by them under article 4(1)"</i>)</li> </ul>
2.8	There are circumstances under which the local planning authority may become liable to pay compensation when imposing a new Article 4 Direction, when it does so without giving 12 months' notice to those members of the public who would be affected by them.
	This liability may arise if the local planning authority:
	<ul> <li>refuses planning permission for development which would have been permitted development if it were not for an Article 4 direction; or</li> <li>grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 direction being in place.</li> </ul>
	<b>However</b> , officers judge this to present limited risk only, as the areas proposed for the new directions are already covered by existing directions; and no further restrictions are proposed in the new directions.
	This means that there would be no circumstances where planning permission would be required "for development which would have been permitted development if it were not for an article 4 direction.". On this basis, therefore, officers judge that there is no necessity to wait 12 months before confirmation of the proposed Article 4 directions.

3	How to address current situation
3.1	New Article 4 Directions need to be implemented in the North Lowestoft Conservation Area and the South Lowestoft/Kirkley Conservation Area, as the existing Directions are outdated in terms of relevant legislation and planning regulations, and Government guidance provided within the latest NPPF (September 2023).
3.2	The making of these new Article 4 directions, including the reduced areas that are covered by the Article 4 directions, need to be agreed. If agreed a period of public consultation will be undertaken before a further decision is made by this Committee whether to confirm the Article 4 directions. The proposed new Article 4 directions will not come into effect until such time as they are confirmed by a future meeting of this Committee, in the meantime the existing Article 4 directions will remain in place.
3.3	Should the Strategic Planning Committee agree the recommendations of this report, a notice containing the Article 4 direction and relevant map will be served by local advertisement, by two site notices, and by letter to all property owners

and occupiers in the affected areas on Monday January 22<sup>nd</sup>, starting a 6-week public consultation period.

4	Reason/s for recommendation
4.1	Since the existing Article 4 directions came into force in 2007, the national legislation and planning regulations that they were confirmed under have been amended, and national planning policy indicates that any Article 4 directions should be "based on robust evidence, and apply to the smallest geographical area possible" (NPPF para. 53).
4.2	The proposed new Article 4 directions are based on recently secured and robust evidence of the condition of the two Lowestoft Conservation Areas (see maps in Appendix B), as required by the NPPF.
4.3	The proposals have been developed in consultation with the Development Management and Enforcement teams, whose work is most impacted by the Article 4 directions.
4.4	Officers judge that the new Article 4 directions and the reduced geographical areas covered by them are reasonable and justified. The areas that will remain covered by the Article 4 directions retain architectural and historic features that contribute to the character and appearance of the Conservation Areas. Continuing the restriction of permitted development rights in a more targeted way will be policy compliant at national and local level. This will continue, therefore, to support the preservation and enhancement of the Conservation Areas, as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
4.5	The proposals were considered by the Local Plan Working Group at its meeting on August 24 <sup>th</sup> , 2023.

# Appendices

Appendices:	
Appendix A	Proposed North Lowestoft Article 4 direction
Appendix B	Proposed South Lowestoft/Kirkley Article 4 direction
Appendix C	Proposed North Lowestoft Article 4 direction Map
Appendix D	Proposed South Lowestoft/Kirkley Article 4 direction Map
Appendix E	Schedule of land and property for inclusion within proposed North
	Lowestoft Article 4 direction area
Appendix F	Schedule of land and property for inclusion within proposed South
	Lowestoft/Kirkley Article 4 direction area
Appendix G	North Lowestoft Survey Map
Appendix H	South Lowestoft/Kirkley Survey Map

Background	Background reference papers:		
Date	Туре	Available From	
1990	Planning (Listed Building and Conservation	Planning (Listed Buildings	
	Areas) Act 1990	and Conservation Areas) Act	
		1990 (legislation.gov.uk)	
2007	Existing North Lowestoft Article 4 direction	North-Lowestoft-	
		Conservation-Area-Article-4-	
		Direction-order.pdf	
		(eastsuffolk.gov.uk)	
2007	Existing South Lowestoft & Kirkley Article 4	South-Lowestoft-	
	direction	Conservation-Area-Article-4-	
		Direction-order.pdf	
		(eastsuffolk.gov.uk)	
2019	Waveney Local Plan	Adopted-Waveney-Local-	
		Plan-including-Erratum.pdf	
		(eastsuffolk.gov.uk)	
2021	National Planning Policy Framework	National Planning Policy	
		<u>Framework</u>	
		(publishing.service.gov.uk)	

### Appendix A Proposed North Lowestoft Article 4 direction

## THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

### DIRECTION MADE UNDER ARTICLE 4(1)

### NORTH LOWESTOFT CONSERVATION AREA

WHEREAS the Council of the District of East Suffolk being the appropriate Local Planning Authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order") are satisfied that it is expedient that development of the descriptions set out in the First Schedule should not be carried out within the area of land designated in the Second Schedule such land being outlined in red on the plan annexed here to unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the Council in pursuance of the power conferred on it by Article 4(1) of the Order HEREBY DIRECTS that the permission granted by Article 3 of the Order shall not apply to the development specified in the First Schedule in respect of the land described in the Second Schedule.

For the purposes of this direction the expression 'relevant location' (wherever it may appear) shall mean a highway, waterway or open space.

#### SCHEDULE A

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part I of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part I of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.
- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part I of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class

E of Part I of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.

- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part I of Schedule 2 of the Order where the hard surface would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse, being the development comprised within Class G of Part I of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.

# SECOND SCHEDULE REQUIRED TO BE INSERTED.

ADDITIONAL WORDING TO BE INCLUDED: -

**THIS DIRECTION** is made under Article 4(1) of the Order and, in accordance with paragraph 1(7) of Schedule 3, shall remain in force until April 15<sup>th</sup> 2024 (being 4 months from the date of this direction) and shall then expire unless it has been confirmed by the Council in accordance with paragraphs 1(9) and 1(10) of Schedule 3.

PLAN TO BE ANNEXED

## Appendix B Proposed South Lowestoft/Kirkley Article 4 direction

# THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

## DIRECTION MADE UNDER ARTICLE 4(1)

## SOUTH LOWESTOFT/KIRKLEY CONSERVATION AREA

WHEREAS the Council of the District of East Suffolk being the appropriate Local Planning Authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the Order") are satisfied that it is expedient that development of the descriptions set out in the First Schedule should not be carried out within the area of land designated in the Second Schedule such land being outlined in red on the plan annexed here to unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the Council in pursuance of the power conferred on it by Article 4(1) of the Order HEREBY DIRECTS that the permission granted by Article 3 of the Order shall not apply to the development specified in the First Schedule in respect of the land described in the Second Schedule.

For the purposes of this direction the expression 'relevant location' (wherever it may appear) shall mean a highway, waterway or open space.

### FIRST SCHEDULE

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part I of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part I of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.
- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part I of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the

storage of oil or liquid petroleum gas, being the development comprised within Class E of Part I of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.

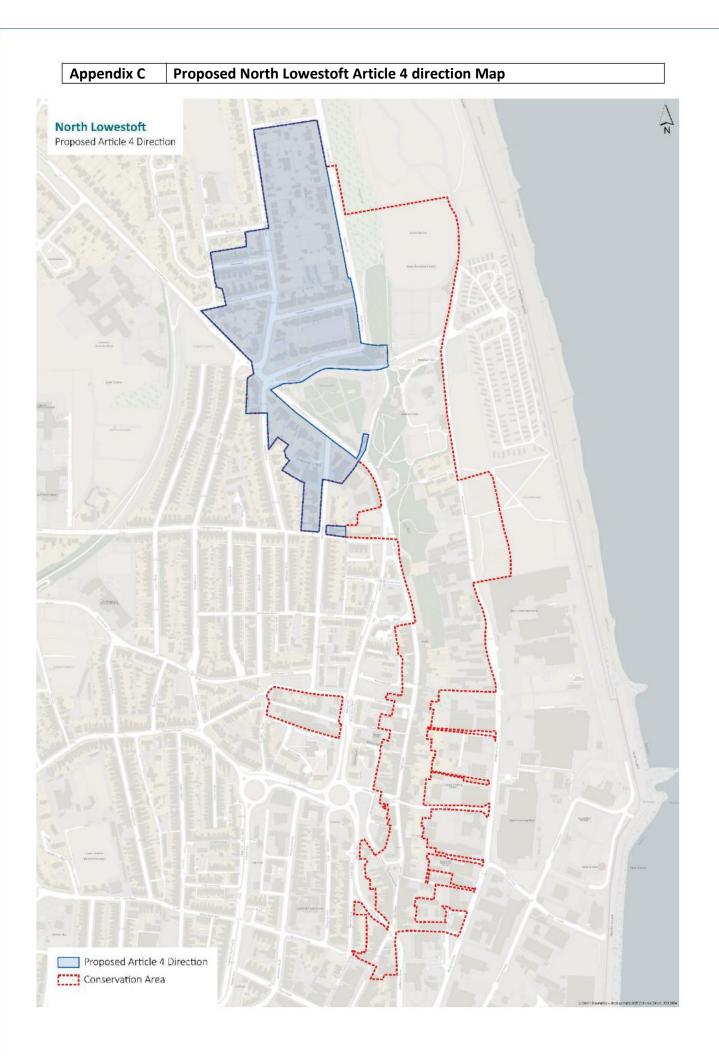
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part I of Schedule 2 of the Order where the hard surface would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse, being the development comprised within Class G of Part I of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.

SECOND SCHEDULE REQUIRED TO BE INSERTED.

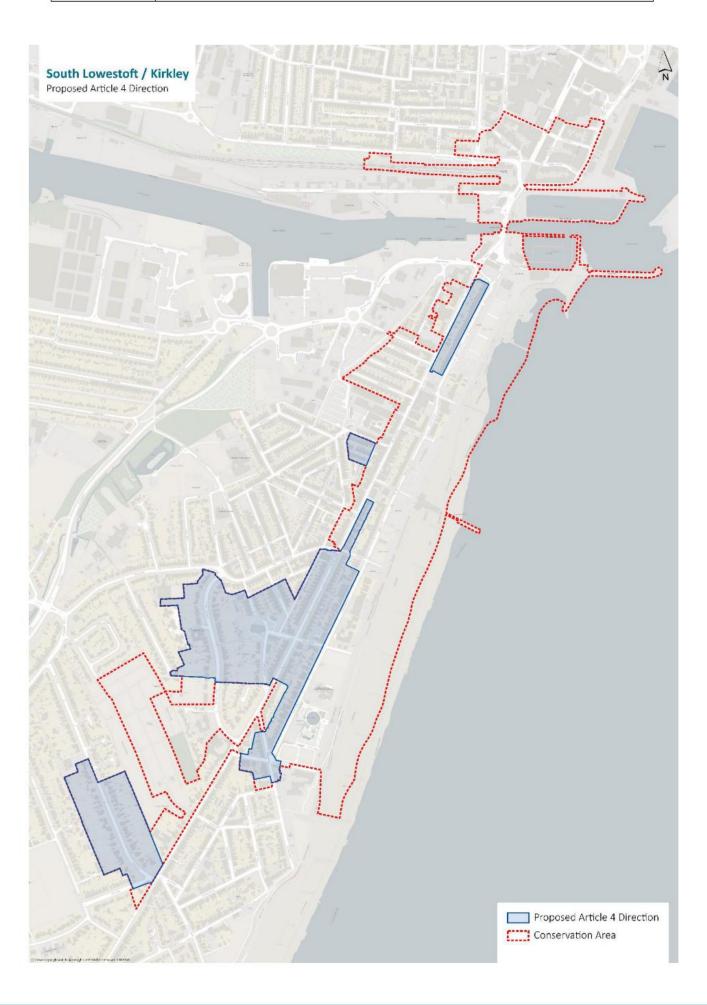
ADDITIONAL WORDING TO BE INCLUDED: -

**THIS DIRECTION** is made under Article 4(1) of the Order and, in accordance with paragraph 1(7) of Schedule 3, shall remain in force until April 15<sup>th</sup> 2024 (being 4 months from the date of this direction) and shall then expire unless it has been confirmed by the Council in accordance with paragraphs 1(9) and 1(10) of Schedule 3.

PLAN TO BE ANNEXED



# Appendix D Proposed South Lowestoft/Kirkley Article 4 direction Map



Appendix E	Schedule of land and property for inclusion within proposed North
	Lowestoft Article 4 direction area

Cliff Llaure The Devine Lourestaft Suffell, ND22 (11)/
Cliff House The Ravine Lowestoft Suffolk NR32 1UY
Undercliff Cottage The Ravine Lowestoft Suffolk NR32 1UY
Undercliff House The Ravine Lowestoft Suffolk NR32 1UY
10 Yarmouth Road Lowestoft Suffolk NR32 4AJ
12 Yarmouth Road Lowestoft Suffolk NR32 4AJ
14 Yarmouth Road Lowestoft Suffolk NR32 4AJ
4 Yarmouth Road Lowestoft Suffolk NR32 4AJ
8 Yarmouth Road Lowestoft Suffolk NR32 4AJ
Belle Vue Park Lodge Yarmouth Road Lowestoft Suffolk NR32 4AL
3 Yarmouth Road Lowestoft Suffolk NR32 4AN
5 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 1 3 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 1 5 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 2 3 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 2 5 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 3 3 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 3 5 Yarmouth Road Lowestoft Suffolk NR32 4AN
Flat 4 5 Yarmouth Road Lowestoft Suffolk NR32 4AN
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13 Yarmouth Road Lowestoft Suffolk NR32 4AW
15 Yarmouth Road Lowestoft Suffolk NR32 4AW
17 Yarmouth Road Lowestoft Suffolk NR32 4AW
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21 Yarmouth Road Lowestoft Suffolk NR32 4AW
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9 Yarmouth Road Lowestoft Suffolk NR32 4AW
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Flat 2 Fernside 7 Yarmouth Road Lowestoft Suffolk NR32 4AW
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Flat 5 Fernside 7 Yarmouth Road Lowestoft Suffolk NR32 4AW
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3 Avenue Mansions Royal Avenue Lowestoft NR32 4BP
4 Avenue Mansions Royal Avenue Lowestoft NR32 4BP
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3 Sunrise Terrace Lyndhurst Road Lowestoft Suffol	lk NR32 4FA
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1 Dawn Pointon Place Lowestoft Suffolk NR32 4FB	
2 Dawn Pointon Place Lowestoft Suffolk NR32 4FB	
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9 Dawn Pointon Place Lowestoft Suffolk NR32 4FB	
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4 Clyffe View Gunton Cliff Lowestoft Suffolk NR32	4FF
5 Clyffe View Gunton Cliff Lowestoft Suffolk NR32	4FF
6 Clyffe View Gunton Cliff Lowestoft Suffolk NR32	4FF
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87 Royal Avenue Lowestoft Suffolk NR32 4HJ	
101 Park Road Lowestoft Suffolk NR32 4HU	
103 Park Road Lowestoft Suffolk NR32 4HU	
104 Park Road Lowestoft Suffolk NR32 4HU	
106 Park Road Lowestoft Suffolk NR32 4HU	
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12 North Parade Lowestoft Suffolk NR32 4PA	
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Flat 1 18 North Parade Lowestoft Suffolk NR32 4PA	
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at 3 Heatherdene North Parade Lowestoft Suffolk NR32 4PB
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8 Station Road Lowestoft Suffolk NR32 4QF
Park House Station Road Lowestoft Suffolk NR32 4QF
Park Side Station Road Lowestoft Suffolk NR32 4QF
Rozel Station Road Lowestoft Suffolk NR32 4QF
St Martins Station Road Lowestoft Suffolk NR32 4QF
The Old Vicarage Station Road Lowestoft Suffolk NR32 4QF

Appendix F	Schedule of land and property for inclusion within proposed South
	Lowestoft/Kirkley Article 4 direction area

Kingswear Court Rectory Road Lowestoft Suffolk
Flat 1 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
Flat 14 Kingswear Court Rectory Road Lowestoft Suffolk NR33 0AR
Flat 15 Kingswear Court Rectory Road Lowestoft Suffolk NR33 0AR
Flat 2 Kingswear Court Rectory Road Lowestoft Suffolk NR33 0AR
Flat 20 Kingswear Court Rectory Road Lowestoft Suffolk NR33 0AR
Flat 21 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
Flat 7 Kingswear Court Rectory Road Lowestoft Suffolk NR33 0AR
Flat 8 Kingswear Court Rectory Road Lowestoft Suffolk NR33 OAR
36 London Road South Lowestoft Suffolk NR33 0AU
20 London Road South Lowestoft Suffolk NR33 0AY
26A London Road South Lowestoft Suffolk NR33 0AY
232 London Road South Lowestoft Suffolk NR33 OBE
232A London Road South Lowestoft Suffolk NR33 OBE
232B London Road South Lowestoft Suffolk NR33 OBE
234A London Road South Lowestoft Suffolk NR33 OBE
234B London Road South Lowestoft Suffolk NR33 0BE
234C London Road South Lowestoft Suffolk NR33 OBE
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Flat 1 238 London Road South Lowestoft Suffolk NR33 OBE
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Flat 2 250 London Road South Lowestoft Suffolk NR33 OBE
Flat 3 236 London Road South Lowestoft Suffolk NR33 OBE

Flat 2 228 London Dood Couth Louisstaft Suffalls ND22 OD5
Flat 3 238 London Road South Lowestoft Suffolk NR33 OBE
Flat 3 250 London Road South Lowestoft Suffolk NR33 OBE
Flat 10 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 0BF
Flat 11 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 0BF
Flat 12 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 OBF
Flat 16 Kingswear Court Kirkley Cliff Road Lowestoft Suffolk NR33 0BF
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6 The Avenue Lowestoft Suffolk NR33 7LL
6A The Avenue Lowestoft Suffolk NR33 7LL
Dental Surgery 2 The Avenue Lowestoft Suffolk NR33 7LL
Hollyhocks 8 The Avenue Lowestoft Suffolk NR33 7LL