



Clerk to Homersfield Parish Council
Lodge Farm Bungalow
Rushall
Diss
Norfolk
IP21 4RT
homersfieldparishcouncil@gmail.com

Date: 26th June 2024
Please ask for: Eloise Limmer
Customer Services: 03330 162 000
Direct dial: 01394 444610
Email: Eloise.limmer@eastsuffolk.gov.uk

Dear Homersfield Parish Council,

Homersfield Article 4 direction – Public consultation

I am writing to inform you that East Suffolk Council has reviewed the Article 4 direction in the Homersfield Conservation Area. Currently, the entire Conservation Area is covered by an Article 4 direction, and has been since 2008. An Article 4 direction means that planning permission is required for certain physical changes to single residential properties that would usually be permitted (i.e. Permitted Development). These restrictions only apply to 'relevant locations', meaning the elevations that face a highway, open space or waterway. Article 4 directions are often used in Conservation Areas to help preserve the character and appearance of the area, by ensuring that proposals can be assessed, to minimise the loss of appropriate features or historic character.

Since 2008, when the existing Article 4 directions were confirmed, there have been changes to the General Permitted Development Order (2015), under which this direction is made. Additionally, recent government guidance states that Article 4 directions need to be "based on robust evidence and apply to the smallest geographical area possible." (NPPF para. 53) Therefore, East Suffolk Council have reviewed the content of the existing Article 4 direction.

A condition survey of the Conservation Area have been undertaken, to serve as the evidence base for our review. The condition survey focused only on properties that have been identified in the Conservation Area Appraisal as positive contributors. It was not considered necessary to survey:

- Listed buildings; because these properties already have permitted development rights removed.
- Neutral buildings; because these properties are not considered to have notable historic features that merit the protection of Article 4 directions.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

Based on this evidence, as well as on consultations with the Development Management Team and the Enforcement Team, we have prepared an amended draft Article 4 direction. The map attached to this letter shows the area covered by the existing Article 4 direction, the extent of the Conservation Area and the proposed new Article 4 direction area. No changes to the Conservation Area are proposed and certain Permitted Development rights restrictions still apply.

Overall, the condition of the properties in the Homersfield Conservation Area was found to be very good with high retention of historic features. This demonstrates the effectiveness of the existing Article 4 directions. However, in line with the guidance that the directions should cover the smallest geographic area possible, reductions to the extent of the area covered by the Article 4 directions are still proposed for the following reasons:

- Listed buildings have restricted permitted development rights, and therefore the additional Article 4 direction on these properties is unnecessary.
- Buildings that are not identified as 'positive unlisted buildings' are not considered to have notable historic features that merit the protection of Article 4 directions.
- Article 4 directions only apply to dwellinghouses therefore they have no effect over areas of landscape or non-domestic buildings.

The content of the Article 4 direction will be amended as follows:

- The restriction on the installation of satellite dishes in certain controlled locations is proposed for removal, as this is becoming outdated technology.
- The restriction on painting the exterior of buildings in certain locations is 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.

The proposed changes to the Article 4 direction will be taken to Strategic Planning Committee on 8th July 2024. Subject to the agreement of the Committee the new Article 4 direction will be 'made' at this meeting which will trigger the formal consultation period. This will run from 15th July – 26th August 2024. The new Article 4 direction does not actually come into effect until it is 'confirmed' by the Committee. It is currently planned to take this item back to Committee on 7th October for the decision whether to confirm the new Article 4 direction following review of the results of the public consultation.

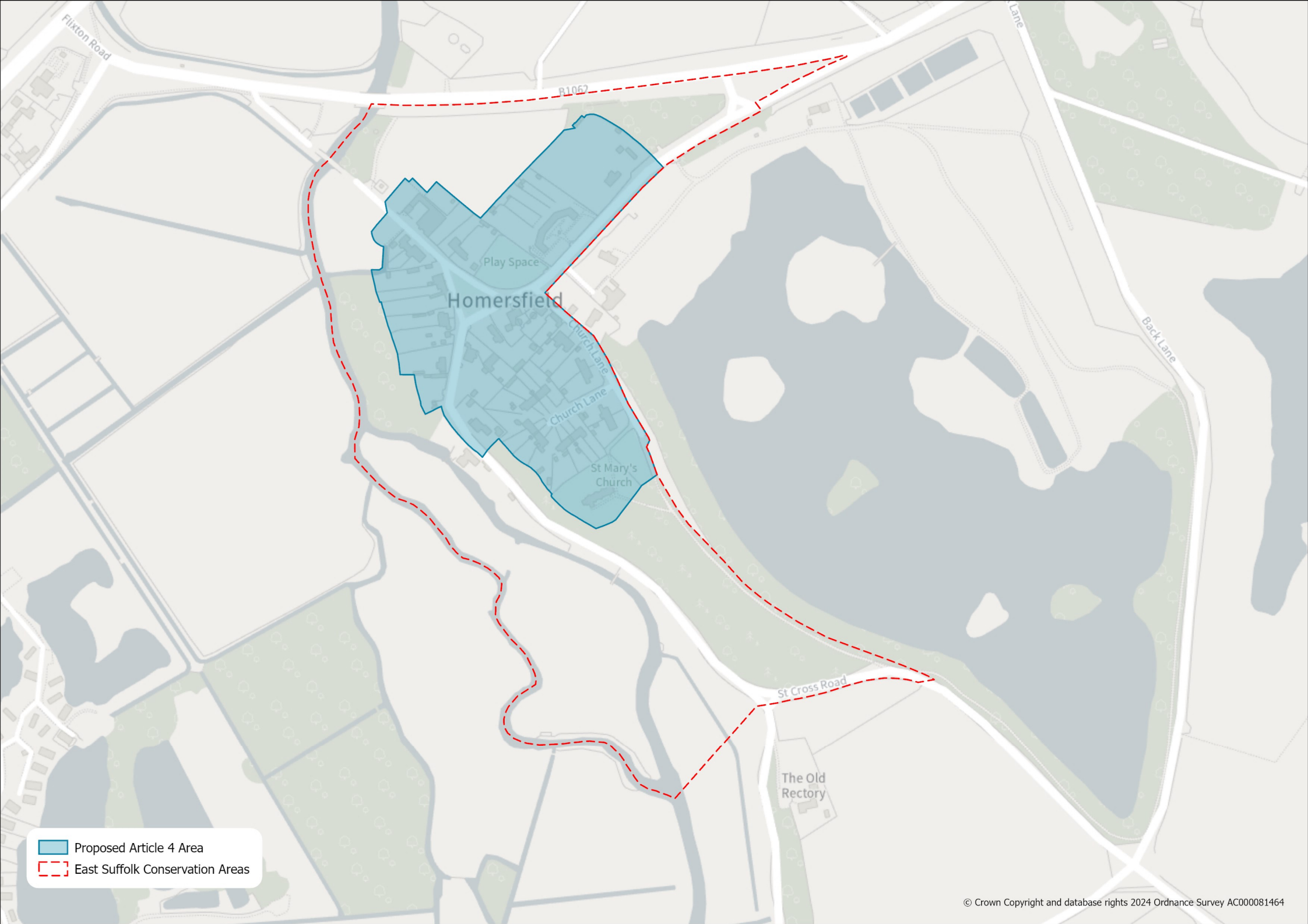
Letters will be sent to residents explaining the proposed changes and asking for their views as part of the public consultation period. We will also put up site notices and have information on our webpage and the East Anglian Daily Times. Please let us know if there is a suitable location for a physical copy of the Direction to be made available to residents otherwise we will keep one at our Lowestoft office. We can also provide copies of the attached a guidance leaflet titled "Living in an Article 4 Direction Area" which answers most frequently asked questions and can be also be shared digitally with any interested residents.

Please let me know if you have any questions. I would be happy to attend a meeting to explain the proposals further if required.

Yours,

A handwritten signature in black ink, appearing to read 'elimmer' in a cursive, lowercase style.

Eloise Limmer | Senior Design and Heritage Officer
East Suffolk Council



- Proposed Article 4 Area
- East Suffolk Conservation Areas