

## **Ditchling (Conservation Area) Article 4**

Designated 1963

### **What is controlled by the Direction?**

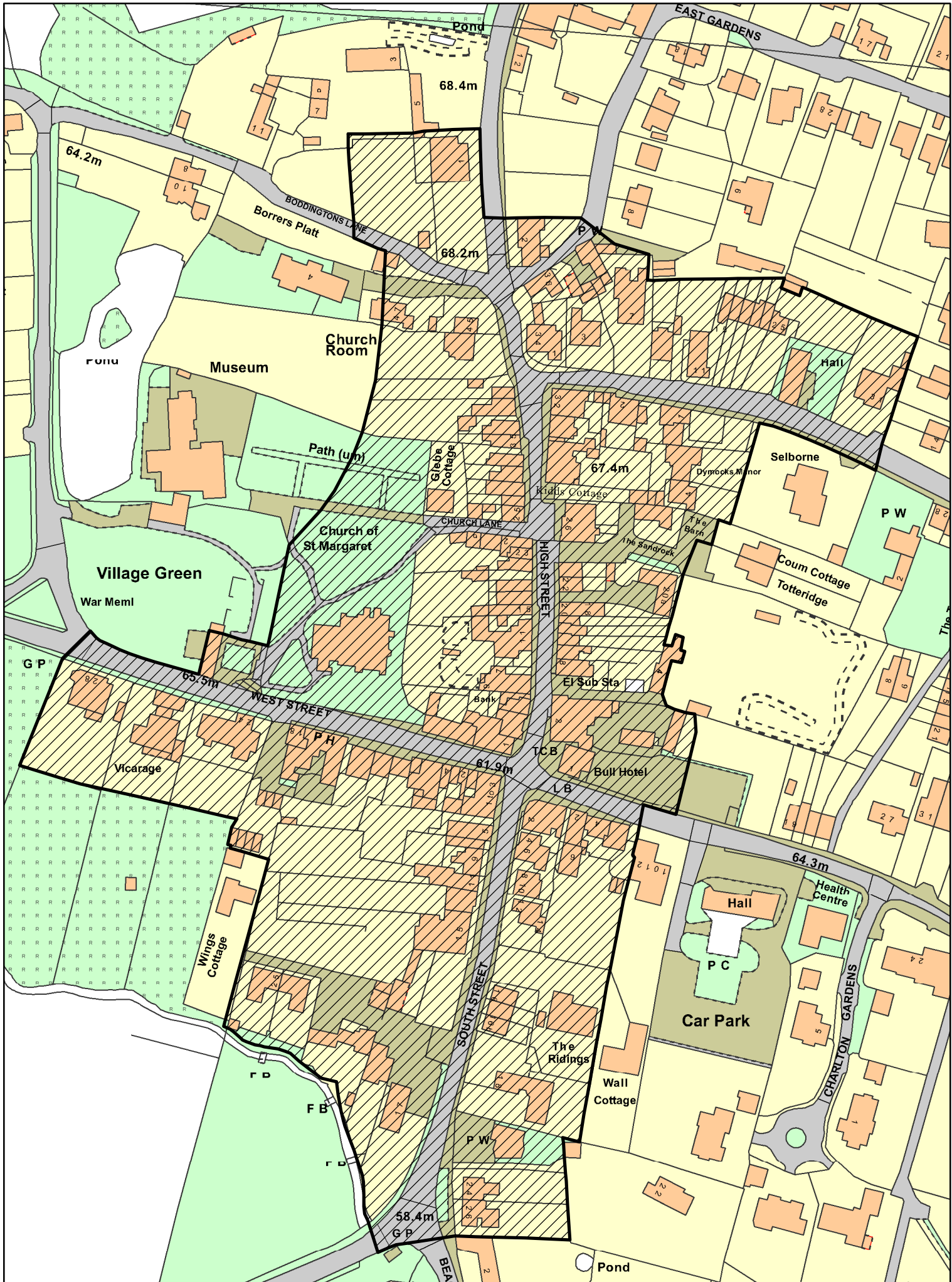
All houses within the Article 4 area need planning permission for:

- Any enlargement, improvement or other alteration. (A new garage, stable, loosebox or coach-house within the curtilage of the house is considered an enlargement to the property and falls under these restrictions.)
- The erection, construction or placement of a building or structure incidental to the enjoyment of and within the curtilage of a dwelling house
- The erection, construction, alteration or improvement of gates, fences, walls or other means of enclosure.

### **What about repairs?**

The aim of these controls is to encourage good design, quality restoration and 'like-for-like' repair. Such repair work may not need planning permission. However, it is strongly encouraged that photographs are submitted to the Local Planning Authority of the existing and like-for-like replacement or repair so the Council can issue a letter confirming that the proposed work is considered to be like-for-like and does not require planning permission.

If you wish to undertake alterations you should check with the Planning Department and inform your architect, solicitor and builder that you live in a Conservation Area and that there is an Article 4 Direction. If inappropriate alterations take place without planning permission, enforcement action may be taken. Listed Buildings will also need Listed Building Consent for any alterations which may affect the character of the building. You are also advised to check with Building Control for compliance with Building Regulations.



Ditchling (Conservation Area) Article 4 Direction Boundary

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