

**Where is the Cunningham Avenue Article 4 Direction area and which permitted development rights have been withdrawn?**

The Cunningham Avenue Conservation Area was designated on the 28<sup>th</sup> January 2014. The Article 4 Direction came into effect on the 3<sup>d</sup> November 2014.



**Cunningham Avenue Article 4 Direction**

## **Permitted development rights have been withdrawn for:**

### Development within the curtilage of a house:

- The enlargement, improvement or other alteration of a dwelling house. This includes all extensions (including conservatories and garages), additions such as shutters, window boxes, door and window canopies, chimneys, soil pipes, vent pipes, flues and alarm boxes, and also alterations such as replacement windows and doors, replacing wooden door panels with glass, and making completely new window or door openings. If the design details, material, frame colour and the way the window opens are all identical to the existing, replacement doors and windows will not require planning permission.
- Any other alteration to the roof of a dwelling house. This includes changes to the shape of the roof, installing rooflights or changing the roof materials. Renewing the roof tiles or slates with ones of the same colour, same material and appearance would not need planning permission. Artificial slates and concrete tiles are not considered acceptable replacements for real slate and clay tiles.
- The erection or construction of a porch outside any external door of a dwelling house.
- The provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house, or the maintenance, improvement or other alteration of such a building or enclosure.
- The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house. This includes patios and hardstandings for cars.
- The erection or provision within the curtilage of a dwelling house of a container for the storage of oil for domestic heating.
- Installation, alteration or replacement of microwave antenna (including satellite dishes) on a house or within its curtilage.

#### Other minor types of development:

- The erection, construction, maintenance, improvement or alteration of gates, fences, walls, railings or other means of enclosure.
- The formation, laying out and construction of a means of access to a highway which is not a trunk road or classified road.
- Painting the exterior walls of a building or works. This includes painting over existing render, timber cladding, stonework or brickwork, or repainting in a different colour. This also includes the painting or repainting of stone window sills, steps and arches. Due to the existing variation in the colours used within the Article 4 Direction area, and the variety of architectural styles in many streets, it is not the Council's intention to ask for planning applications for repainting doors, windows, gutters or downpipes in a different colour. It would however be appreciated if colours could be chosen to blend in with the surroundings. Black would normally be most appropriate for rainwater goods. It is strongly advised that the staining of windows and doors that have previously been painted be avoided.

#### Microgeneration Equipment

- The installation of microgeneration equipment on a house/block of flats or on a building within its curtilage. This includes the installation, alteration or replacement of solar PVs or solar thermal equipment within the curtilage of a house or a block of flats, stand-alone solar equipment within the curtilage of a house or a block of flats, ground source heat pumps, water source heat pump, air source heat pump, flues forming part of a biomass heating system or a combined heat and power system, wind turbines or stand-alone wind turbines within the curtilage of a house or a block of flats.