

DECISION-MAKER:	CABINET		
SUBJECT:	CANTON STREET ARTICLE 4 DIRECTION		
DATE OF DECISION:	19 NOVEMBER 2013		
REPORT OF:	CABINET MEMBER FOR ENVIRONMENT AND TRANSPORT		
<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY
None

BRIEF SUMMARY

It is recommended than an Article 4 Direction is made for the properties in canton street. This will remove permitted development rights for alterations affection the front elevations and the roofs, and will help to preserve the character and appearance of this key street within the Carlton Crescent Conservation Area.

RECOMMENDATIONS:

- (i) To approve the proposal to serve an Article 4 Direction for Canton Street to remove Permitted Development (PD) rights for works to the roofs and front elevations.

REASONS FOR REPORT RECOMMENDATIONS

- 1. To preserve the character and appearance of this key street within the Carlton Crescent Conservation Area.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 2. Not to make the Article 4 Direction. This would hamper the council in its efforts to control unwanted development in Canton Street, which could lead to the character of the street being devalued.

DETAIL (Including consultation carried out)

- 3. Cabinet agreed the updated Conservation Area Appraisal and Management Plan (CAAMP) for Carlton Crescent on (21 May 3013). The report included the recommendation that an Article 4 Direction be made to cover the properties in Canton Street.
- 4. The east end of Canton Street is laid out by the time of the 1846 Royal Engineers map. By the time of the 1870 Ordnance Survey map the street is fully laid out and virtually fully developed.

5. Unlike most of the streets in the Carlton Crescent Conservation Area, Canton Street is largely comprised of family houses, with very little sub-division or Houses in Multiple Occupation (HMOs). There is a strong community spirit in the area that has actively campaigned against planning applications which would have, in their view, harmed the character of the street.
6. During the public consultation that took place prior to the revised CAAMP, residents views on the suitability of an article 4 Direction were sought. Residents were overwhelmingly in favour of such restrictions, albeit with caveats about the potential increased costs that may be associated with the loss of Permitted Development (PD) Rights. The results of the consultation are set out in Appendix 1.
7. Given the level of public support, it is recommended that the Head of Legal, HR and Democratic Services is authorised to make and serve the Article 4 Direction, removing the PD rights set out in Appendix 2.

RESOURCE IMPLICATIONS

Capital/Revenue

8. The cost of publicising and advertising the Direction is estimated at £300. This can be met from within the existing revenue budget. There are no capital implications

Property/Other

9. Not applicable.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

10. The Planning (Listed Buildings and Conservation Areas) Act 1990 gives Local Planning Authorities the power to make and serve Article 4 Directions where it feels that in doing so the character and appearance of the whole or a part of a Conservation Area will be better protected.

Other Legal Implications:

11. There are no other legal implications.

POLICY FRAMEWORK IMPLICATIONS

12. The proposals are consistent with policies contained in the Adopted Core Strategy, and the saved policies of the Local Plan.

KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	Bevois and Bargate
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SUPPORTING DOCUMENTATION

Appendices

1.	Public Consultation
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2.	List of Permitted Development Rights to be removed.
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Documents In Members' Rooms

1.	None
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Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	No
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Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	None	
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