

**SERVICE DIRECTOR: LEGAL & GOVERNANCE**  
**RICHARD IVORY, Solicitor**  
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**FAREHAM**  
BOROUGH COUNCIL



**Southampton and Fareham Legal Services Partnership**

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Direct dial: 023 8083 3553  
Please ask for: Aicha Laroussi  
Our Ref: AL/EP05-03-0009-000289  
Your ref:

Date: 27<sup>th</sup> October, 2016

### **IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**

Dear Sir/Madam,

#### **ARTICLE 4 DIRECTION – ETHELBERT (ARTICLE 4 DIRECTION) TOWN AND COUNTRY (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (As amended)**

On 26<sup>th</sup> October 2016, Southampton City Council made an Article 4 Direction for the Ethelbert Avenue area, to manage the use of permitted development rights. It is proposed to come into force on **9<sup>th</sup> January 2017**.

The character appraisal of the Ethelbert Avenue (Bassett Green Estate) Conservation Area, has been amended and a revised Conservation Area Appraisal and Management Plan was adopted by Southampton City Council in October 2015. A draft revised Article 4 Direction was included in this document, and the current consultation seeks final views from residents before the revised Article 4 Direction can be confirmed.

#### **What are Permitted Development Rights?**

Permitted development rights allow some types of alteration or demolition to be undertaken without having to make a planning application. In a Conservation Area these rights can be problematic as insensitive alteration and demolition carried out without the impact on the character of the conservation area being properly considered can lead to harmful changes to its character and appearance.

#### **What is an Article 4 Direction?**

An Article 4 Direction makes a planning application necessary for work that was previously permitted development. It allows the Council to properly consider the impact of changes on the character and appearance of the conservation area and to decide whether any particular alteration should go ahead. This does not necessarily prevent changes occurring but it does allow proposals to be properly considered, discussed and maybe amended, and for neighbour consultation to take place. There would be no fee for the planning application.

#### **When does the Article 4 Direction come into force?**

Following public consultation, and consideration of any responses, the Council will decide whether to confirm the Article 4 Direction. If confirmed, it will come into force on **9<sup>th</sup> January 2017**.

### **Can I make Representation to the Council?**


Representations can be made for a period of 21 days beginning on 28<sup>th</sup> October 2016 until 21<sup>st</sup> November 2016. Any representations received will be considered by the Council in deciding whether to confirm the Direction. If you wish to make representations you may do so by email to [aicha.laroussi@southampton.gov.uk](mailto:aicha.laroussi@southampton.gov.uk) or by post to Service Director: Legal and Governance, Southampton City Council, Civic Centre, Southampton SO14 7LY. For further information concerning the Article 4 Direction, please contact Kevin White, Historic Environment Group Leader, Southampton City Council, Civic Centre, Southampton SO14 7LY or by email at [kevin.white@southampton.gov.uk](mailto:kevin.white@southampton.gov.uk)

### **How does the Article 4 Direction affect my property?**

A copy of the Article 4 Direction is attached to this letter, which includes a map showing the land affected. I also enclose a copy of the notice that has been published in the Hampshire Independent on 28<sup>th</sup> October 2016.

If you have any further queries relating to how the Article 4 Direction affects your property, please contact Kevin White, the Historic Environment Group Leader, at the e-mail address above.

Yours faithfully,



Aicha Laroussi  
for Service Director: Legal & Governance

**If you would like this letter sent to you in another format or language,  
please contact the number at the top of this letter.**