

# Living in a Conservation Area

## What requires planning permission?

In order to retain the character and appearance of conservation areas, planning permission is needed for certain types of development, which elsewhere would be classified as 'permitted development'.

The "Visual Guide for Householders" and Planning Advice pages on the Council's website explain how to find out what is classed as permitted development outside of conservation areas.

**Planning permission is needed in conservation areas for:**

- **Any side extension to a dwelling house;**
- **Any rear extension to a dwelling house over 1 storey high;**
- **Any enlargement of a dwelling house consisting of an addition or alteration to a roof;**
- **The erection of any outbuildings, means of enclosure, pool or containers to the side of a dwelling house;**
- **The cladding of any part of the exterior of a dwelling house with stone, artificial stone, pebble dash, render, timber plastic or tiles;**
- **The installation, alteration, or replacement of a chimney, flue or soil and vent pipe to any wall or roof slope which fronts the highway and forms the principal elevation or side elevation of the house;**
- **The installation, alteration and replacement of an antenna (including satellite dishes) on any chimney, wall or roof slope which faces onto or is visible from a highway or on a building which exceeds 15 metres in height;**
- **Any solar PV or solar thermal equipment installed on an existing wall or roof of a dwellinghouse or a building within its curtilage if it would be installed:**
  - (i) on a wall or roof slope forming the principal or side elevation of the dwellinghouse and would be visible from a highway; or**
  - (ii) on a wall or roof slope of a building within the curtilage of the dwellinghouse and would be visible from a highway;**
- **The installation, alteration or replacement of stand alone solar within the curtilage of a dwellinghouse where it would be situated within any part of the curtilage of the dwellinghouse, and would be visible from the highway.**

You should speak to a Planning Officer if considering any of these types of development to be clear whether planning permission is needed.

In addition, in conservation areas the Council can further remove permitted development rights through an Article 4 Direction.

**All relevant application forms can be downloaded via the Council website or completed and submitted on-line.**

## Demolition in Conservation Areas

Conservation areas status introduces control over the demolition of most buildings in a conservation area. This is in order to retain those buildings which contribute positively to the character and appearance of the conservation area.

**You will need to apply for Conservation Area Consent for demolition of:**

- **a building in a conservation area, the total volume of which is over 115 m<sup>3</sup> or;**
- **a wall over 1 metre high fronting onto a highway or open space, or over 2 metres elsewhere.**

In considering such applications the Council will take into account the part played in the architectural or historic interest of the area by the building, and the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

Planning permission may also be needed. For clarity, you should contact Development Control at [developmentcontrol@wakefield.gov.uk](mailto:developmentcontrol@wakefield.gov.uk).

**All relevant application forms can be downloaded via the Council website or completed and submitted on-line.**

## What are Article 4 Directions?

People that live in most houses or bungalows (not flats) have the right to make certain types of minor changes to their home without the need for planning permission (although some properties may have had these rights removed individually for various reasons). These rights are called 'Permitted Development Rights'.

Permitted development rights can be taken away under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, as amended. The removal of permitted development rights means that planning permission must be sought before alterations can be made or works carried out. There is no fee for planning applications which would be permitted development had the Article 4 Direction not been made.

Article 4 Directions are usually implemented in sensitive areas where changes could be particularly damaging to the character and appearance of an area.

## Trees in Conservation Areas

Anyone planning to cut down or carry out work to a tree in a conservation area must give the Council six weeks notice of their intention to do so. This must be done in writing giving details of tree species, its location and the nature of the work to be carried out. There are some exceptions, for example when a tree is dead, dying or dangerous and action needs to be taken quickly for safety reasons.

Some trees within the conservation area may be protected by individual or group Tree Preservation Orders, permission is required to carry out works.