

Steyning Parish Council



The Steyning Centre, Fletcher's Croft, Steyning,
West Sussex, BN44 3XZ
For Sat Nav Use BN44 3YL

Telephone: 01903 812042

www.steyningpc.gov.uk

19th March 2019

Mr M McLaughlin
Principal Planner
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Dear Mark

Article 4 Direction for Steyning's Conservation Area

Further to earlier discussions Steyning Parish Council has now undertaken a consultation/education exercise with all households in the Conservation Area concerning the possible introduction of an Article 4 Direction. A report on the consultation is attached and you will note we received only four outright objections and a further 20 comments and suggestions for changes, out of 640 households contacted. We feel this demonstrates that the vast majority of Conservation Area residents are willing to give up their Permitted Development Rights for the greater good of preserving the heritage of the town.

Also attached is a report to demonstrate the risk the Council feels Steyning is facing without further protection, which consists of our original report submitted to Horsham District Council in 2015, an update on further works undertaken since then and a professional assessment of vulnerability of Steyning's Historic Environment, conducted in 2004 as part of the Sussex Extended Urban Survey. The threat is ongoing, on 13th March representatives from Anglian Windows were knocking on doors in the Conservation Area, targeting houses they described as having original "draughty" wooden windows.

We have taken on board the comments made by residents and below is an amended version of the Parish's suggested Direction for your consideration (proposed changes in bold type).

'The following permitted development rights would be excluded by the proposed Article 4 Direction only if they face a highway or publicly accessible land:



Parish Clerk: John Fullbrook
Deputy Clerk: Hazel Roxby

Email: clerk@steyningpc.gov.uk
Email: hazel.roxby@steyningpc.gov.uk

Town and Country Planning (General Permitted Development) (England) Order 2015

Part 1 of Schedule 2:

- **Class A** The improvement or alteration of a dwellinghouse where the works comprise:
 - (a) replacement of windows
 - (b) replacement of external doors
 - (c) replacement of render; or
 - (d) replacement of rainwater goods
- **Class C** Any other alteration to the roof of a dwellinghouse such as roof lights or changing tiles or slates
- **Class D** The erection or construction of a porch outside any external door of a dwellinghouse
- **Class E** The provision, improvement or alteration within the curtilage of the dwellinghouse of
 - (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such; or
 - (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas
- **Class F** Development consisting of:
 - (a) hard surfacing within the curtilage incidental to the enjoyment of the dwellinghouse; or
 - (b) replacement in whole or in part of such a surface
- **Class G** Installation, alteration or replacement of a chimney
- **Class H** Installation, alteration or replacement of an aerial or satellite dish on or within the curtilage of a dwellinghouse which is on a building which exceeds 15 metres in height or on a chimney, wall or roof slope which faces onto, and is visible from, a highway or publicly accessible land;

Part 2 of Schedule 2:

- **Class A** The erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure where it would front a highway or open space
PROVISO: The restriction on this form of permitted development imposed by this Direction does not extend to the routine maintenance or repair of existing means of enclosure using materials of the same type
- **Class B** The formation, laying out and construction of a means of access to a highway
- **Class C** The painting (i.e. any application of colour) of any exterior part of
 - (a) the dwellinghouse; or
 - (b) other building or enclosure in the curtilage that fronts a highway or open space

PROVISO: The restriction on this form of permitted development imposed by this Direction does not extend to the re-painting of window frames, external doors, rainwater goods and other exterior items which are already painted unless, save in the case of front doors, the colour or shade is significantly different to the colours and shades generally used in the locality, in which case permission must be applied for.

Part 11 of Schedule 2:

- **Class C** The demolition of the whole or part of any gate, fence, wall or other means of enclosure'

Members of the Parish Council would very much welcome the opportunity to meet with you and your colleagues to agree the next steps. I look forward to hearing from you.

Yours sincerely

John Fullbrook
Clerk to Steyning Parish Council



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