

Trees

The lopping, chopping or felling of trees (with trunks of more than 75mm diameter at 1.2 metres height) requires consent. Six weeks' notification should be provided to the Council during which time a Tree Preservation Order may be served.

Advertisements

Various types of advertisement are controlled and require Advertisement Consent:

- Illuminated advertisements
- Captive balloon adverts
- Flag advertisements at housebuilding sites
- Poster hoardings around construction sites

The same restrictions apply within the AONB. Advertisements must be sympathetic to the character and appearance of the area



Quay, Wareham Conservation Area.

Conservation Area Character Appraisal

Character Appraisal documents for represent an essential point of reference for those considering making an alteration to properties or land located within and around its boundaries. The purpose of appraisal is: 1. to provide an in depth analysis of character which will inform both planning and development management at the Local Authority, 2. to assist property owners and their agents in the formulation of sensitive development proposals, 3. to assist property owners and their agents in execution of sensitive alterations allowed under permitted development rights, and 4. to identify potential for enhancement works within the Conservation Area.

Various factors contribute to the character of a Conservation Area. These include the qualities, types, layouts and forms of buildings; the pattern and treatment of spaces; the layout of roads, paths and boundaries; building materials and conventions of use; patterns of enclosure and boundary treatments etc etc.

Published Character Appraisals can be viewed on the Council website though not every Conservation Area currently has one. Further Appraisals will be produced as the ongoing review of designations across the District proceeds. Details of the review and how members of the public can get involved may be viewed on the District Council website.

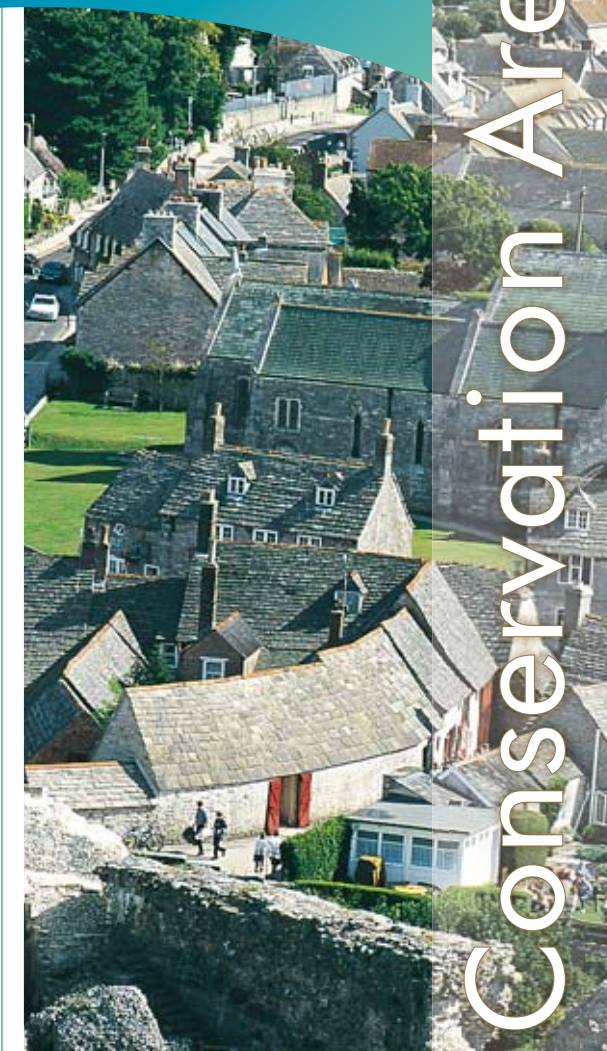
Contacts

The Council's Design and Conservation, Landscape, Tree, and Planning Officers are happy to provide pre-application advice in regard to development proposals within Conservation Areas. For further information please contact:

Planning Services,
Westport House, Purbeck District Council
Worgret Road, Wareham, BH20 4PP
Tel: 01929 557557
Web: www.purbeck-dc.gov.uk



Guidance on Conservation Areas



What is a Conservation Area?

A Conservation Area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” **Planning (Listed Buildings and Conservation Areas) Act 1990**.

Conservation Areas are designated to cover the most historically and architecturally interesting, important and distinctive parts of towns and villages. Designation flags up the importance of historic townscape within the planning system introducing a duty to consider the desirability of preserving or enhancing character or appearance in assessing planning applications. Impact of a proposed development upon the setting of a Conservation Area is also a consideration. It is important to stress that Conservation Areas do not prevent development or change but rather allow management of its contextual appropriateness. Conservation Area designation therefore raises the bar in terms of design quality.

Purbeck District currently has 25 Conservation Areas. Maps of the Conservation Areas and information leaflets are available from the District Council offices and website.

The Consequences of Designation

Various additional planning controls exist within a Conservation Area:

The substantial demolition of unlisted buildings and structures requires **Conservation Area Consent** (as currently defined this means the whole of a building or structure, or whole of a building minus the façade). Proposals will not normally be looked upon favourably where affected buildings or structures are deemed to make a positive contribution to the character and appearance of the area. An approved scheme for

redevelopment will normally be required before consent to demolish will be granted. Exceptions to the rule include:

- any building with a total cubic content not exceeding 115 cubic metres (as ascertained by external measurement) or any part of such a building - with the exception of a pre-1925 tombstone;
- any gate, wall, fence or means of enclosure which is less than one metre high where a butting on a highway (including a public footpath or bridleway), waterway or open space, or less than two metres high in any other case;
- any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry;
- Certain buildings used for industry

Permitted Development

Permitted Development rights of householders are subject to the restrictions listed below for which Planning Permission will be required. With the exception of point 8 these restrictions also apply within the AONB:

1. Cladding of the exterior with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
2. Construction of an extension on the side elevation of an original dwelling house.
3. Construction of an extension exceeding one storey on the rear of an original dwelling house.
4. Any enlargement consisting of addition to or alteration of the roof.
5. Provision of a building, enclosure, pool or container within the curtilage incidental to enjoyment between a wall forming a side elevation and the boundary of the dwelling house.

6. Installation of a chimney, flue, or soil and vent pipe on a wall or roof slope fronting a highway and forming the principal or side elevation.
7. Installation of microwave antenna (e.g. satellite dish on a chimney wall or roof slope facing onto or visible from a highway, or on a building > 15m high.
8. Installation of solar panels on the ground within the curtilage of a dwelling house where these are visible from a highway; on the wall of a building within the curtilage where visible from a highway; on a wall which forms a principal or side elevation of the dwelling house where visible from a highway. There is a general requirement applicable both within and outside Conservation Areas for solar panels erected under Permitted Development rights to be positioned with regard to minimising both their affect upon the external appearance of a building, and the amenity of the area within which the building stands. This means that Planning Permission is likely to be required within a Conservation Area where positioning a panel on a roof slope visible from a highway. If in doubt contact the Local Authority.

Further restrictions may be applied by the Local Authority or Secretary of State through use of **'Article 4'** designations where a good case can be made (e.g. covering aspects such as change of windows).

Householders are strongly encouraged to sympathy in making alterations under permitted development rights (e.g. avoid installing UPVC windows and doors) and to consider renovation or repair of historic fabric rather than replacement.