

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

Building Regulations

Relaxations are available under the building regulations for 'historic buildings' within conservation areas where meeting requirements would compromise the character of the building, and adversely affect the performance of the building fabric. Applicable buildings will generally be of pre-1919/traditional construction. Where a relaxation is justified the aim should be to meet the standards as far as possible without compromising the character of the building and performance of the building fabric.



Quay, Wareham Conservation Area.

Conservation Area Character Appraisal

A character appraisal is an essential point of reference if you are considering undertaking a development or making an alteration to properties or land within a conservation area or its general setting. The purpose of an 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 may 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.

Conservation Area Character Appraisals and individual guidance leaflets can be viewed on the Council website. Most of the District's conservation areas are now covered. Full coverage is envisaged by the end of 2016.

Contacts

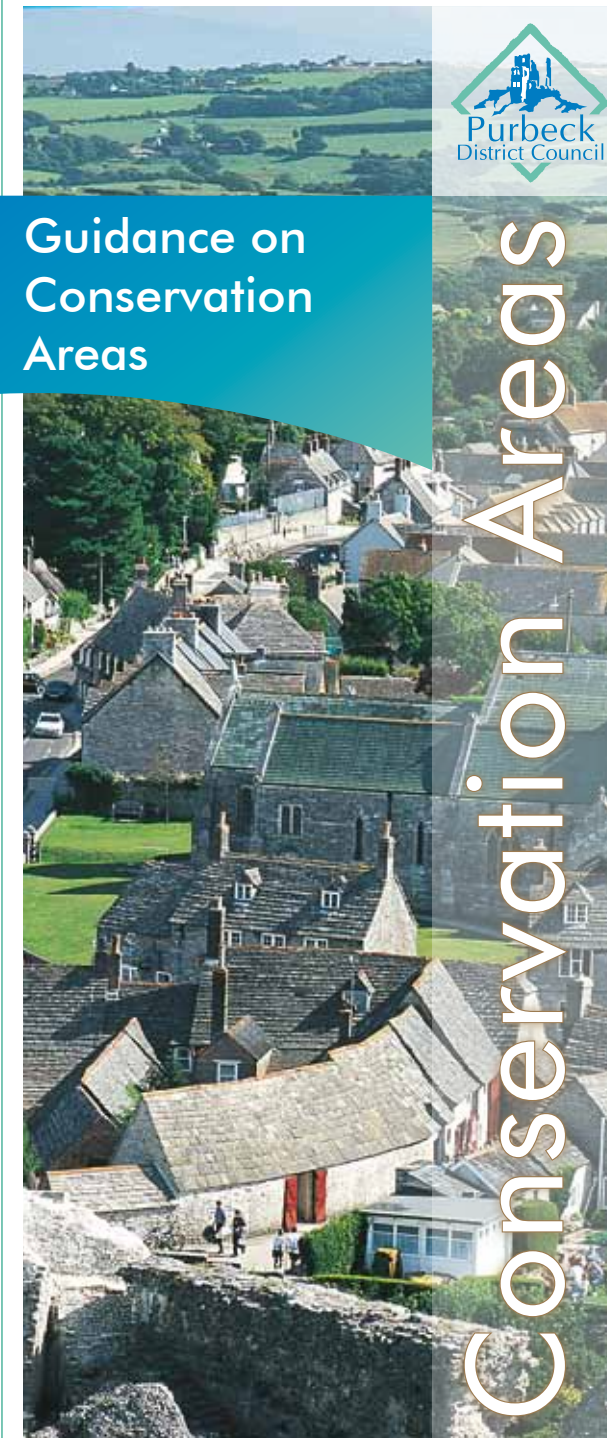
The Council's Design and Conservation, Landscape, Tree, and Planning Officers are happy to provide pre-application advice in regard to development proposals within Conservation Areas. For further information please contact:

Planning Services,
Westport House, Purbeck District Council
Worgret Road, Wareham, BH20 4PP
Tel: 01929 556561
Web: www.dorsetforyou.com

Guidance on Conservation Areas



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 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 the purpose of a conservation area is not to prevent change but to ensure that any change is sensitively managed. Conservation Area designation therefore raises the bar in terms of design quality expected.

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:

By law the substantial demolition of unlisted buildings and structures requires **Planning permission**. Proposals will not usually 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

Householder Permitted Development

Permitted Development is 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 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 roofslope 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.

Further guidance

A useful interactive guide is available online at the Planning Portal (www.planningportal.gov.uk), and further advice can be obtained from the Council by completing a Permitted Development Enquiry.