

Appendix A – Changes to proposed Article 4 Direction following Summer 2022 consultation

Development	Part of GDPO Schedule	New wording of Article 4 Direction	Benefit of change from proposed wording	Aspects already requiring permission due to Conservation Area status
<p>Rear Extensions, Canopies and Other Exterior Changes <i>(inc. windows, window frames & doors; exc. painting – see below)</i></p>	<p>Part 1, Class A</p>	<p>Now only apply to Class A changes <u>which are visible from a highway*</u>.</p>	<p>People retain ability to have, for example, a rear extension without needing permission, so long as it would not be visible from a highway* and subject to other conditions imposed in the GDPO.</p>	<p>Front & side extensions and rear extensions of more than one storey already require permission due to CA status.</p>
<p>Roof Alterations</p>	<p>Part 1, Class C</p>	<p>Now only applies to Class C roof alterations <u>which are on a roof slope at the front of a house (principal elevation).</u></p>	<p>People retain ability to have roof alterations on the sides/rears of houses without needing permission, subject to other conditions imposed in the GDPO.</p>	<p>Classes AA and B (covering dormers and additional storeys, for example) already require permission due to CA status.</p>
<p>Porches</p>	<p>Part 1, Class D</p>	<p>Now only applies to Class D porches <u>which are visible from a highway*</u>.</p>	<p>Provides consistency with the changes relating to Part 1, Class A.</p>	
<p>Rear Outbuildings</p>	<p>Part 1, Class E</p>	<p>Now only applies to Class E outbuildings <u>which are visible from a highway*</u>.</p>	<p>People retain ability to construct, for example, sheds in their back gardens without needing permission, so long as they're not visible from a highway* and subject to other conditions imposed in the GDPO.</p>	<p>Front & side outbuildings already require permission due to CA status.</p>

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Hardstandings <i>(inc. partial or whole replacement)</i>	Part 1, Class F	Now only applies to Class F hardstandings <u>which are in a front garden (forward of the principal elevation), or are to the side of a house (forward of a side elevation) where that side elevation fronts a highway.</u>	People retain ability to have a hardstanding, such as a patio in the back garden, without needing permission, so long as it is at the back or side of a house and subject to other conditions imposed in the GDPO.	
Chimneys, Flues and Soil & Vent Pipes <i>(installation, replacement or alteration)</i>	Part 1, Class G	Now only applies to <u>chimneys</u> (i.e. not flues and soil & vent pipes).	People retain ability to carry out works on, or install, flues and soil & vent pipes without needing permission, subject to other conditions imposed in the GDPO.	Installation/alteration of these already requires permission if on a wall/roof at the front/side of a house if the front/side fronts a highway*, due to CA status.
Aerials and Satellite Dishes	Part 1, Class H	<u>Removed – not included in Direction.</u>	People retain ability to install aerials etc. without needing permission, subject to other conditions imposed in the GDPO.	Installation/replacement of these cannot be done on a chimney, wall or roof facing onto and visible from a highway, due to CA status.
Gates, Fences, Walls and Other Enclosures <i>(erection, maintenance, improvement or alteration)</i>	Part 2, Class A	Now only applies to Class A gates, etc. <u>which front a highway*.</u>	People retain ability to, for example, replace fences between rear gardens without needing permission, subject to other conditions imposed in the GDPO. To allow this, amendment specifically says “fronts” a highway*, rather than “visible from” a highway*.	

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Other Changes to the Exterior of a House <i>(painting only)</i>	Part 2, Class C	Now only applies to Class A exterior painting <u>which is visible from a highway*</u> .	People retain ability to paint a house exterior which isn't visible from a highway*, subject to other conditions imposed in the GDPO.	
Solar Panels and Solar Thermal Equipment	Part 14, Class A	<u>Removed – not included in Direction.</u>	People retain ability to install/replace solar panels, etc. without needing permission, subject to other conditions imposed in the GDPO. This is important given rising energy costs and the Council's commitments to supporting renewable energy.	Installation of these on a wall (but seemingly not roof) fronting a highway* already requires permission due to CA status.

* The GDPO and government guidance states that a "highway" includes public right of ways such as public roads, public footpaths and bridleways, as well as unadopted streets and private ways.