



Clerk to Walberswick Parish Council
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Date: 26th June 2024
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Dear Walberswick Parish Council

Article 4 direction – Walberswick Quay area – Public consultation

I am writing to you about proposed changes to the Article 4 Direction that covers part of the Walberswick Conservation Area. The changes have come about as part of a wider review that we are undertaking on the Article 4 directions in the district to ensure that they are compliant with up-to-date legislation and best practice.

The purpose of an Article 4 direction is to restrict the changes owners can make to the outside of their property without first obtaining planning permission in order to protect the special character or appearance of the area they cover. Article 4 directions only affect dwellinghouses – flats and non-residential properties have different permitted development rights and are unaffected by Article 4 directions. Article 4 directions only affect parts of the dwelling that front a relevant location – this is defined as a public thoroughfare, defined as a highway, footpath, bridleway, waterway or open space (often the front of the building).

As you will know Walberswick Quay is now part of the Walberswick Conservation Area following changes made in January 2024. It was formerly part of a now defunct Conservation Area called Southwold Harbour and Walberswick Quay. The Southwold Harbour area was added to the Southwold Conservation Area and the Walberswick Quay area was added to the Walberswick Conservation Area.

When the existing Article 4 directions were confirmed in 2008, Walberswick Quay and Southwold Harbour Conservation Area still existed and a blanket direction was made over that area which remains in place today despite the changes to the Conservation Areas. The Southwold Harbour area has been assessed as part of a wider Southwold Article 4 direction review and therefore the direction on this area will be replaced with the new Southwold Article 4 direction.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

The wider Walberswick Conservation Area does not currently have an Article 4 direction in place. It is proposed to assess this area for an Article 4 direction in year two of this project with fieldwork being undertaken this summer. However, in the meantime a decision had to be made whether to create a new Article 4 direction just on the Walberswick Quay area or to let the protection lapse until the wider Conservation Area is reviewed in year two. It is considered that the character of Walberswick Quay is vulnerable to change and therefore that the protection that an Article 4 direction provides should not be allowed to lapse, even for a short period of time.

The nature of the Walberswick Quay area is different from the other areas that have been reviewed. The dwellinghouses sit in the centre of the area surrounded by open space, and therefore face 'relevant locations' on all sides. It is also difficult to determine the extent of the property boundaries of these dwellings which makes it hard to draw a definitive boundary line. For these reasons it is proposed to keep an Article 4 direction in place across the whole area in this case.

Content of the Article 4 directions

The content of both the Walberswick Quay area Article 4 direction will be amended as follows:

- The restriction on the installation of satellite dishes in certain controlled locations is proposed for removal, as this is becoming outdated technology.
- The restriction on painting the exterior of buildings in certain locations is removed. The GPDO does not distinguish between the painting of previously unpainted surfaces and the general painting of the exterior of a building. Therefore, it is considered that the removal of the Permitted Development right to paint the exterior of a building would be too onerous and could result in a large number of applications where there would be no change to the character or appearance of the building as well as likely compliance issues.
- Consideration was given to restricting renewable energy under Part 14 of the GPDO (concerning the installation of solar equipment, heat pumps and biomass heating systems) and electrical outlets and upstands for recharging vehicles under Part 2 Class D and E. Following consultation with the Local Plan Working Group it was decided that these should not be restricted.

The proposed changes to the Article 4 direction will be taken to Strategic Planning Committee on 8th July 2024. Subject to the agreement of the Committee the new Article 4 direction will be 'made' at this meeting which will trigger the formal consultation period. This will run from 15th July – 26th August 2024. The new Article 4 direction does not actually come into effect until it is 'confirmed' by the Committee. It is currently planned to take this item back to Committee on 7th October for the decision whether to confirm the new Article 4 direction following review of the results of the public consultation.

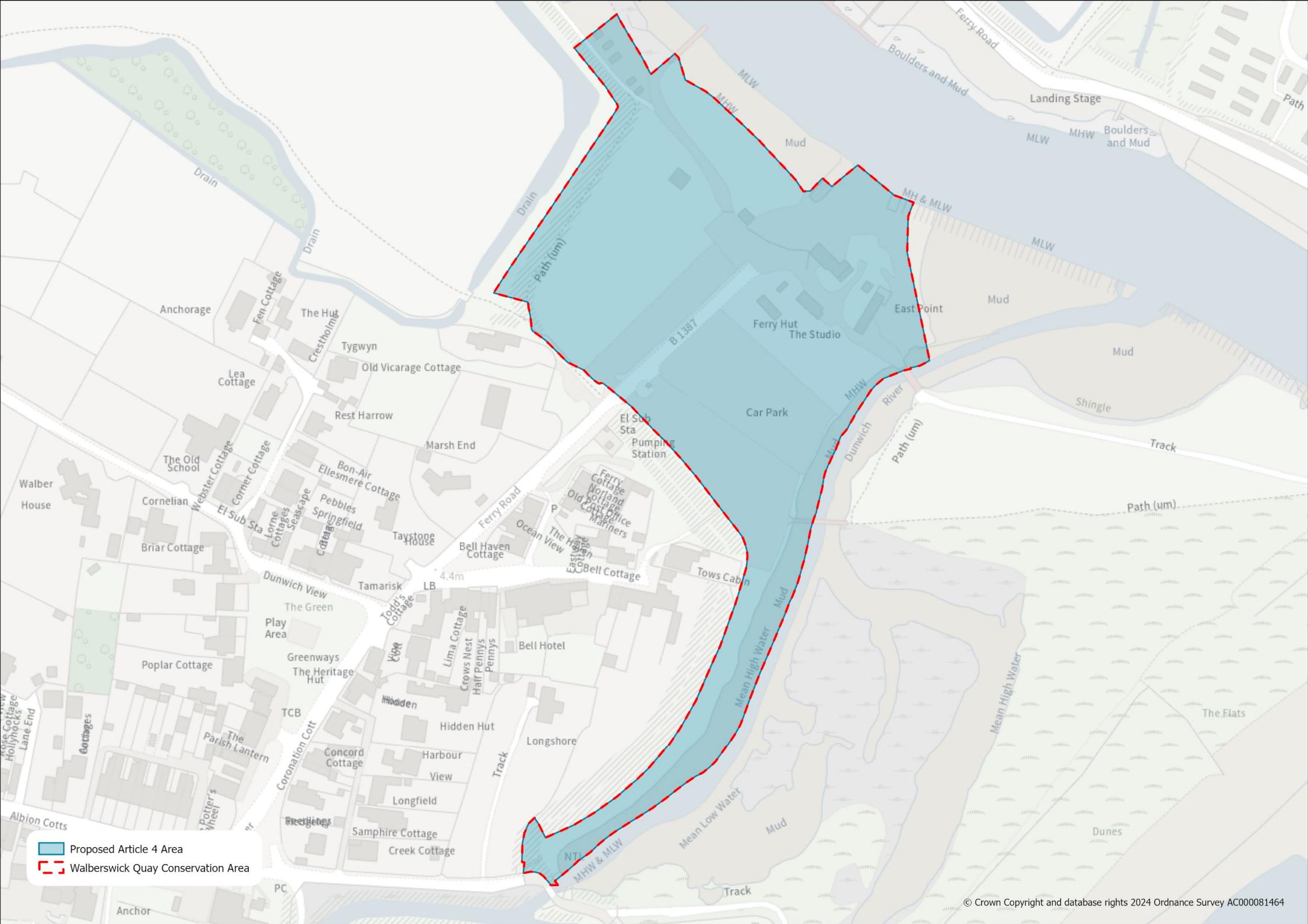
Letters will be sent to residents within the Article 4 direction area explaining the proposed changes and asking for their views as part of the public consultation period. We will also put up site notices and have information on our webpage and the East Anglian Daily Times. Please let us know if there is a suitable location for a physical copy of the Direction to be made available to residents

otherwise we will keep one at our Lowestoft office and a copy will also be available at Southwold Library. We can also provide copies of the attached a guidance leaflet titled "Living in an Article 4 Direction Area" which answers most frequently asked questions and can be also be shared digitally with any interested residents.

Yours,

A handwritten signature in cursive script that reads "Eloise Limmer".

Eloise Limmer | Senior Design and Heritage Officer
East Suffolk Council



- Proposed Article 4 Area
- Walberswick Quay Conservation Area