

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order
1995

**DIRECTION MADE UNDER ARTICLE 4(2) OF THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
RESTRICTING PERMITTED DEVELOPMENT RIGHTS IN RELATION TO
PROPERTIES IN THE ABERDARE CONSERVATION AREA**

STATEMENT OF REASONS FOR MAKING DIRECTION

Introduction

The above Direction (an "Article 4(2) Direction") has been made restricting the Permitted Development Rights of all dwellinghouses and their curtilages within the Aberdare Conservation Area. The Permitted Development Rights of all properties that are not dwellinghouses have also been restricted through the making of a Direction under Article 4(1) of the above Order.

A Description of Aberdare Conservation Area

Aberdare Conservation Area was designated in 1989, and consists of the historic Victorian core of the town centre. The buildings in the Conservation Area are largely commercial in nature, consisting of shops, offices, banks, food and drink establishments and other uses one would normally expect to find in a town centre. There are also some residential properties within the Conservation Area.

A striking feature of Aberdare Town Centre is that it has an oval plan form around St Elvan's Church in the centre. A large percentage of buildings built in the Victorian era are outwardly in their original form. Although certain aspects of such buildings' characters have been eroded, within the town there are numerous examples of original features that have survived.

Grounds on which the Article 4(2) Direction is Needed

The Council is concerned that further erosion of the character of the Conservation Area will prejudice the visual amenities of the Conservation Area, as well the proper planning of the area, through failing to preserve or enhance the Conservation Area.

Comparatively, dwellinghouses have considerable Permitted Development Rights under the Town and Country Planning (General Permitted Development) Order 1995. Although the number of dwellinghouses within the Conservation Area is limited, the Council is concerned that the scope that exists to remove, alter and replace features in an unsympathetic manner, without needing the benefit of express planning permission, could still significantly contribute to further erosion of character of the Conservation Area.

To this end, the Draft Aberdare Conservation Area Appraisal and Management Plan recommends the making of an Article 4(2) Direction to control details of certain minor works.

The decision has therefore been made to remove Permitted Development Rights for the following works to be carried out within the curtilage of dwellinghouses (N.B. "Relevant location" means a highway, waterway or open space):

Part 1, Class A: The enlargement, improvement or other alteration of a dwellinghouse comprising:

- Removal, renewal, installation or alteration of doors, doorframes, windows and window frames, set within walls of the dwellinghouse and fronting a relevant location;
- Alteration of door and window openings, including heads, quoins and cills and creation of new door and window openings set within walls of the dwellinghouse and fronting a relevant location;
- Removal, renewal, installation or alteration of a chimney and chimney pots where any part of such removal, renewal, installation or alteration would front a relevant location;
- The application or removal of render, pebbledash or any similar surface finish to the walls of a dwellinghouse fronting a relevant location.

Removing, altering and installing windows, doors and their associated features, changing patterns of fenestration, removing, altering and installing chimneys and the removal and application of render can dramatically change the character of an existing building, and the Council is concerned that the above works to existing elevations have considerable scope to contribute to the erosion of the character of the Conservation Area.

Part 1, Class C: Any other alteration to the roof of a dwellinghouse fronting a relevant location.

The roofscape in Aberdare typically consists of natural Welsh slate roofs, and the Council is keen to halt the erosion of character that has resulted from examples of insensitive replacement. In addition, it is considered that the use of modern, plastic rooflights can also contribute to loss of character. The Council wishes to ensure that the replacement of natural slate roof coverings is only approved where repair is not possible, and that any replacement is in an appropriate material. In addition, the Council also wishes to ensure that rooflights are placed in an appropriate location on the building and are of a "Conservation" style.

Part 1, Class D: The erection or construction of a porch outside any external door of a dwellinghouse fronting a relevant location.

The modern, enclosed porches often added to dwellinghouses as a result of Permitted Development Rights are considered inappropriate in the Aberdare Conservation Area. The Council wishes to ensure that proposals for porches use appropriate materials and are constructed in sympathetic style.

Part 1, Class H: The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse where the part of the building or other structure on which the antenna is to be installed, altered or replaced fronts a relevant location.

Whilst there are no Permitted Development Rights for satellite dishes on elevations that front highways, the Council is keen to ensure that they do not front open spaces unless absolutely necessary, as their modern nature and proliferation are considered potentially detrimental to the quality of the Conservation Area.

Part 2, Class A: The erection, construction, maintenance, improvement or alteration of a gate, wall fence or other means of enclosure that fronts on to a relevant location.

Many of the buildings within the Conservation Area abut the public realm. However, the good quality stone walls in existence, even those fronting “back lanes”, assist to reinforce a sense of Aberdare being of substantial importance. The Council is keen to ensure that the maintenance, improvement and alteration of such walls are carried out in a sympathetic and sensitive manner, where they front a highway or open space. Where such walls require replacement, or new walls are proposed, the Council wishes to ensure that they are built using appropriate materials and with a high quality standard of workmanship.

Part 2, Class C: The painting of the exterior of any building or work, being the painting of external walls that front on to a relevant location.

The buildings in Aberdare are largely finished in neutral-coloured render, with a variety of detailing used. Some buildings are faced in brick and some are faced in natural stone. The Council is concerned that the application of paint to the facades of the buildings could significantly alter the character of the Conservation Area, particularly if used on bare facades, or bright colours are used on those that are currently of more neutral colour.

Part 31, Class B: Any building operation consisting of the demolition of the whole or any part of the whole of any gate, fence, wall or other means of enclosure and fronting a relevant location.

As stated above, the good quality stone walls in existence, even those fronting “back lanes”, assist to reinforce a sense of Aberdare being of substantial importance. The Council is keen to ensure that the part or whole demolition of such walls is controlled, and that this is only permitted where absolutely necessary.

Publicity

A notice of the direction has been served on every affected owner and occupier identified. This advises that representations can be made to the Council regarding the Article 4(2) Direction. The Council has also published notice of the Direction in the local weekly newspaper, the "Cynon Valley Leader, and notices advising of the Article 4(2) Direction have been placed in the local area. The decision to confirm the direction or otherwise will be publicised in the same way.

The Article 4(2) Direction and Statement of Reasons are available for viewing on the Council's Website, in Aberdare Library, in the main Council Offices in Aberdare (Rock Grounds) and in the Council's Development Control Office (Sardis House, Pontypridd).

A summary of all representations received in respect of the Article 4(2) Direction will be made available on the Council's Website and by post on request, as soon as practicable following the close of the consultation period, and shall be removed from the Website not less than three months following the decision of the Council.

Photographs



Bute Street



Victoria Square



Cross Street



Wind Street