

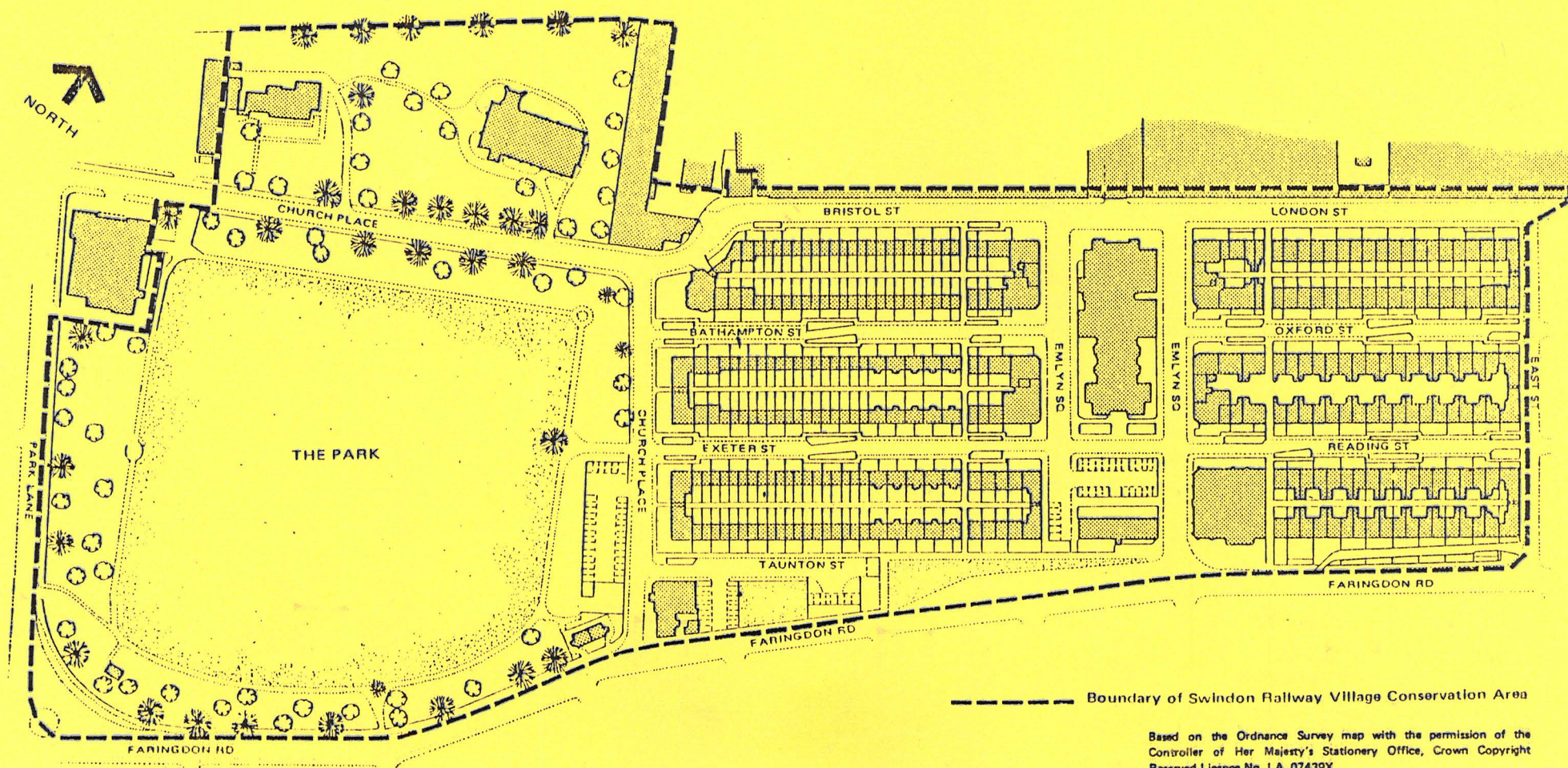
This leaflet is intended to offer guidance only and is not a definitive statement of the law. If you have any doubt as to whether planning permission, or any other approval, e.g. Building Regulations, Listed Building Consent, Vendor/Lessor Consent, etc., may be required for any development within the Railway Village Conservation Area, or have any other queries or need further assistance, please write to:—

The Director, Environmental Services,
Thamesdown Borough Council,
Civic Offices, Euclid Street,
Swindon, Wilts. SN1 2JH.

or call at the Town Planning Division at the above address.

SWINDON RAILWAY VILLAGE

ARTICLE 4 DIRECTION



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THE BOROUGH OF THAMESDOWN (RAILWAY VILLAGE CONSERVATION AREA) DIRECTION 1980

WHAT THE ARTICLE 4 DIRECTION MEANS

1. One aim of town and country planning is to improve the environment and thereby improve the quality of life. To achieve this aim, a system of development control is used under which it is necessary to obtain planning permission from the Local Authority before beginning (among other development) building or engineering operations. However, it is generally possible to carry out minor alterations or improvements to a residential property without the need to gain specific planning permission. This is usually referred to as "permitted development".
2. The Borough Council considers that in the case of the Railway Village, development, including much "permitted development", must be carefully controlled to prevent the character and appearance of an example of an early Victorian model village of national importance being spoilt. Consequently, the Borough Council has made an Article 4 Direction in respect of certain classes of "permitted development" in the Swindon Railway Village Conservation Area.
3. This does not mean that householders would be prohibited from carrying out improvements to their properties, rather that they must obtain planning permission from the Borough Council to ensure that the proposals are completely in accordance with the Borough Council's adopted policy.
4. It should also be pointed out that most properties within the Railway Village are listed as Buildings of Special Architectural or Historic Interest. Before development is carried out to any of these properties, Listed Building Consent is usually required, (even though the work would normally constitute "permitted development" elsewhere in the Town).
5. The Borough Council can take enforcement action to control unauthorised development. This power is automatically extended to cover development included in the Article 4 Direction.

DEVELOPMENT AFFECTED BY THE ARTICLE 4 DIRECTION

1. The Article 4 Direction takes away the right of "permitted development" as described in Classes I and II of Schedule 1 of the Town and Country Planning General Development Order, 1977. As a consequence, it will now be necessary to obtain planning permission from the Borough Council before beginning the minor development described in these Classes.
2. For your guidance, the following list indicates the types of development covered by the Direction. Full details can be obtained from the Town Planning Division at the Civic Offices.
 - (a) The painting of the exterior of any building.
 - (b) The extension, improvement or alteration of a dwelling-house.
 - (c) The erection of an external porch to a dwelling-house.
 - (d) The erection, within the garden or yard of a dwelling-house of buildings such as greenhouses, garden sheds and pigeon lofts, and their subsequent alteration or improvement.
 - (e) The construction of a hardstanding for vehicles or a means of access to a highway.
 - (f) The erection or placing within the garden or yard of a dwelling-house of an oil-storage tank.
 - (g) The erection or improvement of any gates, fences, walls or means of enclosure.