

**Proposed Article 4 (1) Direction for Winchester Road Conservation Area**

**Report by the Executive Head of Planning, Regeneration and Wellbeing**

**1.0 Summary**

1.1 This report seeks the Cabinet Member for Regeneration's approval to progress an Article 4 (1) Direction for the Winchester Road Conservation Area.

**2.0 Background**

2.1 A report by the Executive Head of Planning Regeneration and Wellbeing was considered by the Planning Committee on 22 June 2010. The report outlined proposals for introducing measures to protect the Winchester Road Conservation Area from inappropriate development by the withdrawal of certain Permitted Development Rights via an Article 4 Direction. The Planning Committee agreed the recommendation and a copy of the Committee report is attached.

**3.0 Recommendation**

3.1. The Cabinet Member is, therefore, formally requested to agree to progress the Article 4 (1) Direction for the Winchester Road Conservation Area and authorise the Executive Head of Planning Regeneration and Wellbeing to commence the public consultation exercise.

**Local Government Act 1972**

**Background Papers:**

PPS5 – Planning for the Historic Environment  
Town and Country Planning (Listed Building and Conservation Areas) Act 1990  
Town and Country Planning (General Development Order) 1995 as amended.

**Contact Officer:** Richard Small Design and Conservation Officer  
Extension 1363

## **Schedule of Other Matters**

### **1.0 Council Priority**

1.1 To promote a clean, green environment

### **2.0 Specific Action Plans**

2.1 To preserve historic environment.  
Improve the appearance and cleanliness of the area  
Regenerate neighbourhoods, town centres and business

### **3.0 Sustainability Issues**

3.1 Matter considered and no issues identified.

### **4.0 Equality Issues**

4.1 Matter considered and no issues identified.

### **5.0 Community Safety Issues (Section 17)**

5.1 Matter considered and no issues identified.

### **6.0 Human Rights Issues**

6.1 Matter considered and no issues identified.

### **7.0 Reputation**

7.1 Preventing inappropriate alteration to properties in Conservation Area will enhance reputation of Council.

### **8.0 Consultations**

8.1 Internal - Authority from Cabinet Member will lead to public consultation exercise.

### **9.0 Risk Assessment**

9.1 Risk of affecting Council's reputation and further damage to historic environment.

### **10.0 Health & Safety Issues**

10.1 Matter considered and no issues identified.

### **11.0 Procurement Strategy**

11.1 Matter considered and no issues identified.

## **12.0 Partnership Working**

12.1 Matter considered and no issues identified.