

## **What is a Conservation Area?**

Local Planning Authorities have a duty under The Planning (Listed Buildings & Conservation Areas) Act 1990 to designate as conservation areas any areas considered to be of special architectural or historic interest, the character or appearance of which it is desirable to protect or enhance.

There are now 26 Conservation Areas throughout the Island.

## **What does Conservation Area designation mean?**

Conservation area designation helps to protect an area's special architectural or historic interest by providing the basis for policies designed to preserve or enhance all aspects of the character or appearance of an area that define its special architectural or historic interest.

Control over the demolition of unlisted buildings and works to trees within a conservation area stricter planning controls within a conservation area introducing a statutory requirement for the local authority to consider the impact of a proposed development upon the character or appearance of a conservation area.

## **Why designate a Conservation Area?**

When a conservation area is designated it is the character of the area, the familiar and cherished local scene, that the designation seeks to protect. The special character of these areas does not come from the quality of the buildings alone. Areas may also comprise of the following historic streets, i.e. roads, paths, boundaries and street furniture prevailing building and paving materials open spaces, private and public i.e. parks and greens and the trees and vegetation within these areas the range of uses to which land and buildings are put.

These features are an irreplaceable record which contribute to our understanding of both the past and the present. Their presence adds to the

quality of our lives, by enhancing the familiar and cherished scene and sustaining the sense of local distinctiveness which is so important an aspect of the character of the Island's towns, villages & countryside.

However, conservation area designation is only the first step in protecting an area as there are a number of responsibilities for the preservation & enhancement of the area that the local authority and residents have to adopt.

## **Resident responsibilities**

Planning legislation requires that planning permission must be sought from the local authority for certain types of development. These controls apply throughout the Island but within a conservation area there is emphasis on the protection of its character. It is not possible to provide full details of the extra controls here but the main points are summarised as follows

## **Extensions and alterations to dwellings**

Any extension to a dwelling in a conservation area, which would increase the volume of the "original dwelling" by more than 10% (to a maximum of 115 cubic metres) or 50 cubic metres, whichever is the greater will require planning permission from the local authority.

Any roof extension or addition which would materially alter the shape of the roof (including dormers on any elevation) will require planning permission from the local authority. Similarly the installation of a satellite dish on a wall or roof fronting a highway or waterway, any chimney, or on a building more than 15 metres in height will require planning permission. Cladding any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles requires planning permission.

## **Garages and outbuildings**

All additional buildings which are more than 10 cubic metres in volume, wherever they are in

relation to the house, are treated as extensions of the house and reduce the allowance for further extensions and outbuildings.

## **Demolition of structures**

"Conservation Area Consent" must be obtained for any proposal to totally or substantially demolish a building with a cubic content greater than 115 cubic metres or a structure such as a wall if it is higher than 1 metre adjacent a highway and 2 metres elsewhere. Demolition of listed buildings is already controlled under the Planning Acts.

## **Windows**

Ordinary unlisted dwelling's do not require planning permission for the changing of windows. However, if a property contains flats, incorporates a commercial element or has permitted development rights removed, planning permission may be required for the changing of windows. Confirmation should be sought from the local authority.

## **Trees**

If a tree is protected by a tree preservation order (TPO) you will need the planning authority's permission to undertake any works. For works on all other trees within a conservation area (unless they are less than 7.5cm in diameter, measured at 1.5 metres above ground level) the planning authority must be given 6 weeks notice in writing, unless it is dead, dying or dangerous. In such cases at least 5 days notice should be provided. For further information you should contact the local authority Countryside Section on telephone (01983) 823869.

## **Local planning authority responsibilities**

Section 71 of the Act places a duty on the local authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Designation is not an end in itself and the local authority must develop policies which clearly identify the special qualities of the area which should be preserved or enhanced and

set out the means by which that objective will be achieved.

The principle way in which the local authority will develop its proposals will be through the Isle of Wight Unitary Development Plan. This document sets out clear guidelines for controlling and guiding change and new development in the conservation areas throughout the Island. All development which requires planning permission will be measured against the policies set out in this Plan.

Current policy is not to halt or obstruct change but to ensure, through positive management & control, that new development accords with an area's special interest, allowing the community to remain alive and prosperous.

The local authority also works in partnership with Parish and Town Councils to promote schemes of enhancement for the area.

### **Special Directions**

The local authority has the power, following public consultation, to serve a Direction under the Planning Regulations to bring other developments that do not normally require planning permission under planning control. The removal, alteration or change in materials of any door or window, the enlargement, improvement or other alteration of a dwelling house and the alteration of front gardens are all matters that the local authority could control, providing these works are fronting a highway or a waterway.

The purpose of such controls is to ensure that the special qualities of an area are not slowly eroded by continuous alterations that could cumulatively have the same adverse effect as an inappropriate large development.

### **Advice**

This local authority has a commitment to care for and protect the historic environment. This involves

the need to co-operate and support individual home owners, landowners, developers, amenity groups and Parish and Town Councils, all of whom have pecuniary or other interests in the environment.

The local authority is available to give advice on a variety of matters related to the historic environment and officers are normally available to discuss specific site proposals. For further information regarding the historic environment and the opportunity to see the conservation area maps, you may visit the Conservation and Design Team website at:

[www.iwight.com/living\\_here/planning/Conservation\\_Design/](http://www.iwight.com/living_here/planning/Conservation_Design/)

### **Conservation Areas**

Arreton, Bonchurch, Brading, Briary, Brighstone, Calbourne, Carisbrooke, Cowes, Godshell, Newport, Newtown, Norton Green, Pound Green, Ryde, Seaview, Shalfleet, Shanklin, Shorwell, St Helens, St Johns (Ryde), St Lawrence, The Park (Ventnor), Ventnor, Yarmouth, Whippingham, Whitecroft.

Further advice can be obtained from the Conservation & Design Team at:

Conservation & Design  
Planning Services  
Seaclose Offices  
Fairlee Road  
NEWPORT  
Isle of Wight  
PO30 2QS

01983 823552

E-mail: [development@iow.gov.uk](mailto:development@iow.gov.uk)

Website: [www.iwight.com/living\\_here/planning](http://www.iwight.com/living_here/planning)

Leaflet: CON/8

## **CONSERVATION & DESIGN**

## **CONSERVATION AREA ADVICE**



PLANNING SERVICES