

Conservation Areas

Conservation Areas are parcels of land designated by the local planning authority as areas of 'special architectural or historic interest'. The character of which is desired to preserve or enhance.

Living in a Conservation Area has some restrictions as to what you can and can't do to your property. It is likely that you will need planning permission for works within a Conservation Area where in other areas you will not.

Permitted development rights are usually heavily restricted and in some cases removed within Conservation Areas meaning that planning permission will be required for any form of works to the property. If your property is a listed building, or shares a boundary with a listed building, then you will need to seek further consent and approvals. Details of this are covered elsewhere in TYP Tip sheet no.02.

Outline planning permission is also usually not accepted within Conservation Areas as it is difficult for the authorities to evaluate the impact of the proposals without further detailed information being submitted.

When applying for planning permission within a Conservation Area, the following effects are applied:

- All applications are advertised in the local press as well as on the site itself.
- Permitted development which normally allows development without the need to apply for permission is heavily restricted and, in most cases, removed entirely.
- New developments must preserve or enhance the area's character and or appearance.
- Satellite dishes cannot be installed on chimney stacks or roof slopes facing the road without prior consent.

Trees in Conservation Areas

If a tree is rooted within a Conservation Area, it is still protected even if not subject to a specific tree preservation order (TPO). Any works intended to said trees require you to notify the council in every instance. It is recommended that you do this prior to commencement of any works to establish if the works are exempt from the rules or not.

If the local council grants consent to work on the tree then you must start the work within 6 weeks from when they gave notice of their consent. This period of time gives the council time to consider if a Tree Protection Order (TPO) is needed or not.