

Article 4 Direction

Dodds Park, Brockham



the case of a detached house, or 3 metres in the case of a semi-detached or terraced house

- b). Have a maximum height in excess of 4 metres
- c). Have an eaves height greater than 3 metres where the extension would lie within 2 metres of a boundary of the dwellinghouse
- Roof dormers
- The cladding of any part of the exterior of a dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles
- Rooflights, if they project from the plane of the roofslope by more than 150mm. In addition, to fall within permitted development, rooflights and upper floor windows installed on side elevations or roofslopes must be obscurely glazed and only openable above a height of 1.7 metres above the floor level in question
- Detached outbuildings required for a purpose incidental to the enjoyment of the dwellinghouse, if they would:
 - a). Cover more than 50% of the garden area of the dwelling
 - b). Have a maximum height of more than 4 metres, in the case of a pitched roof, 3 metres in the case of a flat roof, or 2.5 metres where the building would stand within 2 metres of a boundary
 - c). Have an eaves height of more than 2.5 metres
 - d). Have more than one storey
 - e). Stand between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse
- Hardstandings between the front wall of the dwelling and the highway, more than 5 metres in area, unless the surface is formed of porous material or provision is made to direct run-off from the surface to a permeable or porous area, for example a flower bed
- Chimneys, flues or soil and vent pipes, installed on a wall or roofslope fronting a highway
- Satellite dishes on a chimney, wall or roofslope facing and visible from a highway.

Detailed advice can be obtained via the Government sponsored planning portal www.planningportal.gov.uk

ADDITIONAL PLANNING CONTROLS WITHIN THE ARTICLE 4 DIRECTION AREAS

In addition to the above controls, the owners of dwellings within the Article 4 Direction area are required to submit a planning application for the following works where they front the highway:

1. The enlargement, improvement or other alteration of a dwelling house, any alteration to its roof; the construction of a porch; the provision within its curtilage of a building, enclosure, swimming pool, etc; the provision of a hard surface; or the installation of a satellite antenna.
2. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of the dwelling house.
3. The painting of any exterior of any hitherto unpainted part of a dwelling house or of a building or enclosure within the curtilage of a dwelling house.
4. The demolition of all or part of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house.

All of the above applies only to elevations that front a highway, waterway or open space. However, the Direction also brings under control:

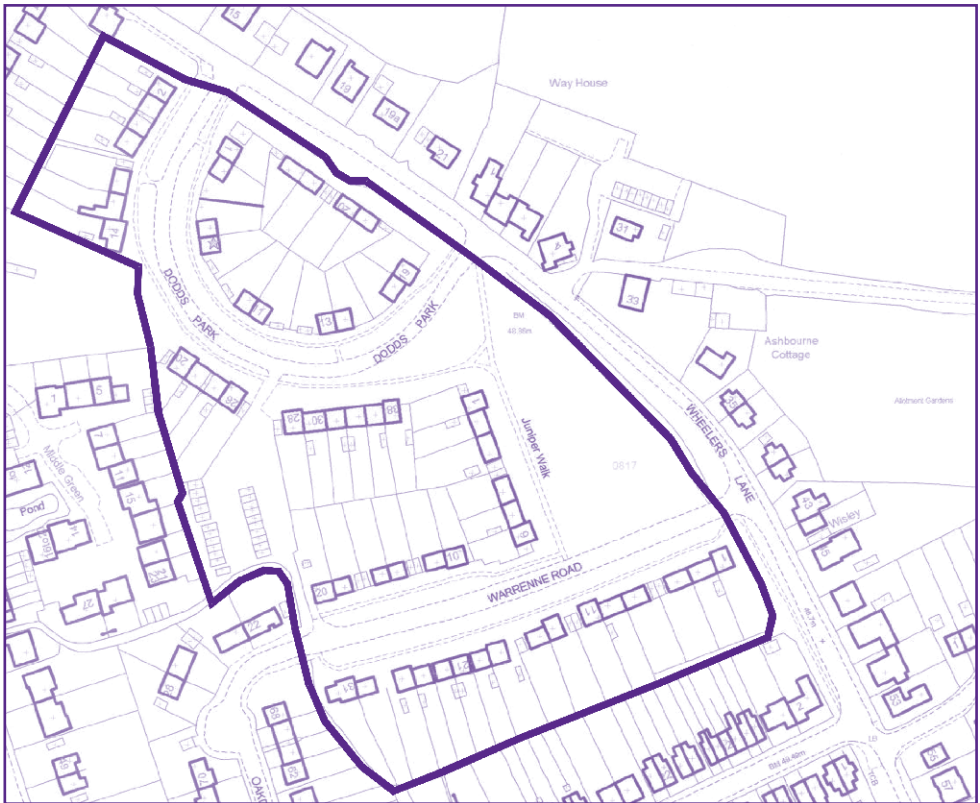
5. The erection, alteration or removal of a chimney on a dwelling house or on a building in the curtilage of a dwelling house, whether or not it fronts a highway, waterway or open space.

Mole Valley District Council confirmed the Article 4 Direction covering Dodds Park in March 2006.

Dodds Park (including part of Wheelers lane, Warrene Road and Juniper Walk) is an award winning council housing estate, built in 1955 for the former Dorking Urban District Council, which became part of Mole Valley District Council after the reorganisation of local government in 1974. Today about half of the housing stock is in private ownership.

One of the most important features of the estate is the distinct and attractive layout. This is characterised by symmetrical groups of houses, linked by brick walls and arranged around wide grass verges and generous open spaces. The estate has many similarities with the popular 'garden suburbs' of the late 19th and early 20th centuries, examples of which include Hampstead Garden Suburb in London and Letchworth Garden City in Hertfordshire. In these developments the perceived public health benefit of large areas of open space and greenery was a major factor in the master plan.

AREA COVERED BY THE ARTICLE 4 DIRECTION



The design of individual houses varies throughout the estate, but there is a basic palette of details and materials, which are repeated in various combinations. These include simple brick facades, rendered gables, some tile hanging, flat roofed open porches and simple but prominent chimneys. Roofs are red/brown plain clay tiles. Most of the original doors and windows have been replaced.

SOME GENERAL POINTS TO CONSIDER BEFORE SUBMITTING AN APPLICATION

The fact that an application may be required for works within an Article 4 Direction Area does not necessarily mean that permission will be refused. However, the planning authority will pay particular regard to the extent to which the proposals affect the character and appearance of the area.

In general, original wall and roof materials should remain unaltered. If a roof has to be replaced then matching tiles should be used. Materials such as concrete tiles or slates (natural or artificial) are unlikely to be acceptable. The chimneys are prominent features and their demolition or truncation is likely to be resisted. Areas of render should remain a neutral colour and unpainted brickwork should remain unpainted. The creation of areas of hardstanding for the parking of vehicles in front gardens is unlikely to be acceptable. Front porches should remain unenclosed and linking garden walls should be retained where they front the highway or open space.

It is always advisable to discuss your proposals at an early stage with the Planning Department. Details of how to obtain advice can be found via the Council's [website](#).

Applications must be submitted on the appropriate forms (Householder Planning Permission) which are available via the Council's [website](#). The forms contain further guidance on the submission of plans, drawings and supporting information.

Alternative formats

If you need this document in an alternative language/format, please contact the Communications Team on 01306 885001 or communications@molevalley.gov.uk



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Published by
Mole Valley District Council
Planning

October 2017

