

CITY OF YORK COUNCIL
ARTICLE 4(2) DIRECTIVE FOR EAST MOUNT ROAD

This leaflet has been written to try to clarify the effect of the Article 4(2) Directive which is in place in this area. East Mount Road is already in a Conservation Area, but the Article 4(2) Directive gives the local planning authority further powers over changes to the elevations of single family dwelling houses fronting a relevant location (which in this context means a highway or open space).

The Directive applies to the following matters:

- (a) Development consisting of the enlargement, improvement or other alteration of a dwellinghouse where any part of the enlargement, improvement or alteration would front a relevant location.
- (b) Any alteration to the roof of a dwellinghouse where the alteration would be to a roof slope which fronts a relevant location.
- (c) The erection or construction of a porch outside any external door of a dwellinghouse where the external door in question fronts a relevant location.
- (d) The provision within the curtilage of a dwellinghouse of any building incidental to the dwellinghouse as such, or the maintenance improvement or other alteration of a building or enclosure being development where the building or enclosure to be provided would front a relevant location, or where the part of the building or enclosure maintained, improved or altered would front a relevant location.
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse where the hard surface would front a relevant location.
- (f) The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage, where the part of the building or other structure on which the satellite antenna is to be installed, altered or replaced fronts a relevant location.
- (g) The erection or demolition of a gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.
- (h) The painting of the exterior of any part, which fronts a relevant location, of:
 - (i) a dwellinghouse, or
 - (ii) any building or enclosure within the curtilage of a dwellinghouse.
- (i) The erection, alteration or removal of a chimney on a dwellinghouse or on a building within the curtilage of a dwellinghouse.
- (j) The demolition of the whole or any part of any gate, fence, wall or any other means of enclosure.

This means that any alterations to the houses in this street shown on the list above will need planning permission. The exception to this is if a like-for-like replacement is made (which should be an exact replica of an original feature of the house).