

Milton Abbot Grouped Parish Council

AONB Planning Constraints

As stated in the agenda item regarding MABRAKE's proposal that the area of the Parish council should be included in an extension of the Tamar Valley AONB, the Government's planning portal contains advice on what kind of development does or doesn't need planning permission.

It also identifies any additional restrictions imposed on development on 'designated land'. Designated land includes conservation areas, national parks and the Broads, Areas of Outstanding Natural Beauty, and World Heritage Sites.

Cllr Asbridge has carried out an analysis of that guidance and, as far as he can see, the following additional restrictions apply, many of which are the same as those applying to properties that are listed or are in conservation areas. Many of the 'developments' listed do not require planning permission generally, only in certain circumstances and if in a 'designated area'. So, it would seem that a householder in an AONB could erect a shed in their back garden without permission, but a shed at the side of the house would need consent, unlike those outside an AONB.

Conservatories

- On designated land no permitted development for rear extensions of more than one storey; no cladding of the exterior; no side extensions.

Loft Conversions

- Roof extensions not to be permitted development in designated areas
- On designated land no permitted development for rear extensions of more than one storey.
- On designated land no cladding of the exterior.
- On designated land no side extensions.

Rear extensions are in some cases permitted development, except:

- On designated land no permitted development for rear extensions of more than one storey.
- On designated land no cladding of the exterior.
- On designated land no side extensions.

External walls

If you live in a Conservation Area, a National Park, an Area of Outstanding Natural Beauty or the Broads, you will need to apply for planning permission before cladding the outside of your house with stone, tiles, artificial stone, plastic or timber.

Fascia

Maintenance of the fascia such as replacement or painting generally does not require planning permission. However, if you live in a listed building or designated area (conservation area, national park, area of outstanding natural beauty, etc.) you should check with your local planning authority before carrying out any work.

Flues

- In a designated area the flue should not be fitted on the principal or side elevation that fronts a highway.

Fuel tanks

- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from house to be limited to 10 square metres.
- Not at the side of properties on designated land.

Garages

- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from house to be limited to 10 square metres.
- On designated land buildings, enclosures, containers and pools at the side of properties will require planning permission.

Roofs

If you live in a listed building or designated area (conservation area, national park, area of outstanding natural beauty, etc.) you should check with your Local Planning Authority before carrying out any work.

Satellite dishes

The guidance is not clear but reference is made to 'designated areas.

Sheds

- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from house to be limited to 10 square metres.
- On designated land buildings, enclosures, containers and pools at the side of properties will require planning permission.

Solar panels

If you live in a listed building or designated area (conservation area, national park, area of outstanding natural beauty, etc.) you should check with your Local Planning Authority before carrying out any work.

Domestic Wind Turbines

- Permitted development rights do not apply to a turbine within the curtilage of a Listed Building or within a site designated as a Scheduled Monument or on designated land* other than Conservation Areas.