

## **ARTICLE FOUR DIRECTION**

### **STOCKPORT METROPOLITAN BOROUGH COUNCIL**

### **TOWN AND COUNTRY PLANNING ACT 1990** **GENERAL PERMITTED DEVELOPMENT ORDER 1995**

#### **MAULDETH ROAD CONSERVATION AREA**

#### **DIRECTION UNDER ARTICLE 4(2)**

**WHEREAS** the Council of the District of Stockport being the appropriate local planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the descriptions set out in Schedule 2 below should not be carried out on land within the Conservation Area of Mauldeth Road described in Schedule 1, unless permission is granted on an application under Part III of the Town and Country Planning Act 1990

**AND WHEREAS** the Council consider that development of the said descriptions would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area

**NOW THEREFORE** the said Council in pursuance of the power conferred on them by article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the descriptions set out in Schedule 2 below.

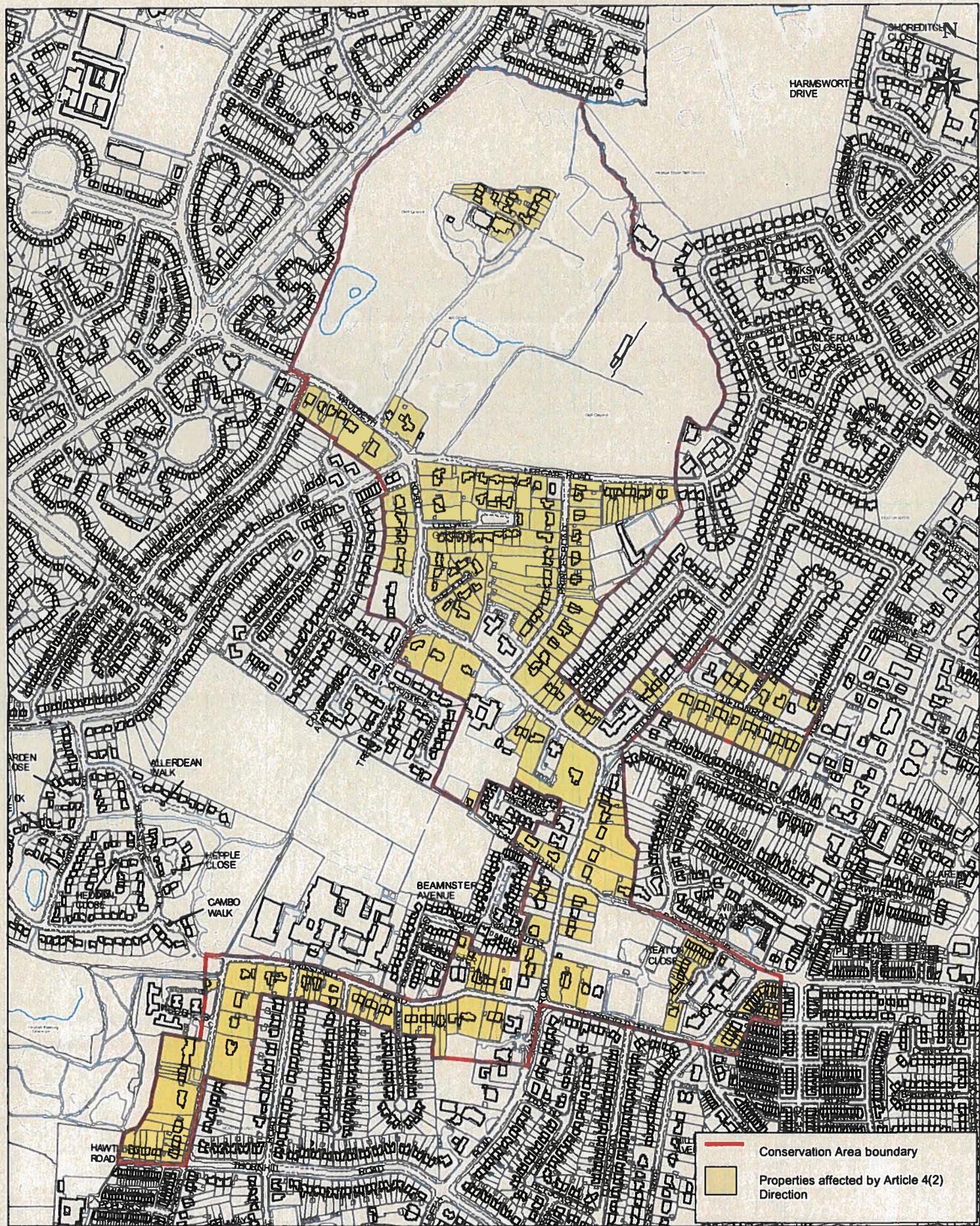
**THIS DIRECTION** is made under article 4(2) of the said Order and shall remain in force until six months from the date of this Direction and shall then expire unless it has been approved by the said Council before that date

**This Direction may be cited as “The Stockport Metropolitan Borough Council (Land within Conservation Area of Mauldeth Road) Direction No. , 2008”**

#### **SCHEDULE 1**

1 -12 (inc.) Prince Lee Gardens Heaton Moor Stockport SK4 3HF  
Camellia House Mauldeth Road Heaton Moor Stockport SK4 3QU  
Inglewood Mauldeth Road Heaton Moor Stockport SK4 3NT  
The Lodge Mauldeth Road Heaton Moor Stockport SK4 3NT  
Sandiway Mauldeth Road Heaton Moor Stockport SK4 3NT  
Merridale Mauldeth Road Heaton Moor Stockport SK4 3NT  
Beckhythe Mauldeth Road Heaton Moor Stockport SK4 3NT  
Coniston Mauldeth Road Heaton Moor Stockport SK4 3NT  
White Gates Mauldeth Road Heaton Moor Stockport SK4 3NT  
Foye Mauldeth Road Heaton Moor Stockport SK4 3NW

Burnbrae Mauldeth Road Heaton Moor Stockport SK4 3NW  
Eversley Mauldeth Road Heaton Moor Stockport SK4 3NW  
Aldourie Mauldeth Road Heaton Moor Stockport SK4 3NW  
Grove House 2 Mauldeth Road Heaton Moor Stockport SK4 3NW  
Lapwings 4 Mauldeth Road Heaton Moor Stockport SK4 3NW  
Cornerways Mauldeth Road Heaton Moor Stockport SK4 3NL  
Cranstock Mauldeth Road Heaton Moor Stockport SK4 3NL  
Highfield Mauldeth Road Heaton Moor Stockport SK4 3NL  
10 – 14 (even) Mauldeth Road Heaton Moor Stockport SK4 3NG  
18 Mauldeth Road Heaton Moor Stockport SK4 3NG  
23 A B & C Mauldeth Road Heaton Moor Stockport SK4 3NE  
25 & 25A Mauldeth Road Heaton Moor Stockport SK4 3NE  
27 – 37 (odd) Mauldeth Road Heaton Moor Stockport SK4 3NE  
43 Mauldeth Road Heaton Moor Stockport SK4 3NE  
4 Thornfield Road Heaton Moor Stockport SK4 3LD  
24 – 26 (even) Thornfield Road Heaton Moor Stockport SK4 3JT  
5 – 9 (odd) Thornfield Road Heaton Moor Stockport SK4 3LD  
13 – 15 (odd) Thornfield Road Heaton Moor Stockport SK4 3LD  
21 Thornfield Road Heaton Moor Stockport SK4 3LD  
27 – 33 (odd) Thornfield Road Stockport SK4 3LD  
1 – 17 (odd) Balmoral Road Heaton Moor Stockport SK4 4EB  
38 Balmoral Road Heaton Moor Stockport SK4 4EB  
2 – 14 (even) Heaton Close Heaton Moor Stockport SK4 4DQ  
1 – 9 (odd) Grosvenor Road Heaton Moor Stockport SK4 4EB  
2 – 12 (even) Hawthorn Road Heaton Moor Stockport SK4 3DQ  
43 – 55 (odd) Mersey Road Heaton Mersey Stockport SK4 3DJ  
55 A B C & D Mersey Road Heaton Mersey Stockport SK4 3DJ  
Lythwood 57 Mersey Road Heaton Mersey Stockport SK4 3DJ  
Woodheys Lodge 59 Mersey Road Heaton Mersey Stockport SK4 3DJ  
50 – 54 (even) Mersey Road Heaton Mersey Stockport SK4 3DJ  
2 Freshfield Road Heaton Mersey Stockport SK4 3HN  
4 – 12 (even) Priestnall Road Heaton Moor Stockport SK4 3HR  
1 – 27 (odd) Priestnall Road Heaton Moor Stockport SK4 3HR  
29 – 51 (odd) Priestnall Road Heaton Moor Stockport SK4 3HW  
53 – 57 (odd) Priestnall Road Heaton Moor Stockport SK4 3DL  
14 Beaminster Avenue Heaton Moor Stockport SK4 3HU  
24 Mauldeth Road Heaton Moor Stockport SK4 3NE  
28 Mauldeth Road Heaton Moor Stockport SK4 3NE  
28 – 30 (even) Mauldeth Road Heaton Moor Stockport SK4 3NE  
34 – 36 (even) Mauldeth Road Heaton Moor Stockport SK4 3NE  
36A Mauldeth Road Heaton Moor Stockport SK4 3NE  
1 – 7 (odd) Mauldeth Road Heaton Moor Stockport SK4 3NW  
9 – 19 (odd) Mauldeth Road Heaton Moor Stockport SK4 3NG  
Vine Lodge 2 Laurel End Lane Heaton Moor Stockport SK4 3LU  
Tithe Barn Cottage Laurel End Lane Heaton Moor Stockport SK4 3LU  
5 – 11 (odd) Clifton Road Heaton Moor Stockport SK4 4DD  
15 – 33 (odd) Clifton Road Heaton Moor Stockport SK4 4DD  
10 – 18 (odd) Clifton Road Heaton Moor Stockport SK4 4DD  
86 Alan Road Heaton Moor Stockport SK4 4DF  
1 Cleveland Road Heaton Moor Stockport SK4 4BS



Conservation Area boundary

Properties affected by Article 4(2)  
Direction

Title: Mauldeth Road Conservation Area Article 4(2) Direction

Date: 01.10.08

Conservation & Heritage - Environment and Economy Directorate

Scale: Not to scale

 **STOCKPORT**  
METROPOLITAN BOROUGH COUNCIL

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1 -10 (inc.) Leegate Close Heaton Moor Stockport SK4 3NN  
2 – 22 (even) Leegate Gardens Heaton Moor Stockport SK4 3NR  
3 – 7 (odd) Leegate Gardens Heaton Moor Stockport SK4 3NR  
2 – 12 (even) Leegate Road Heaton Moor Stockport SK4 3NJ  
16 – 26 (even) Leegate Road Heaton Moor Stockport SK4 3NJ  
30 – 34 (even) Leegate Road Heaton Moor Stockport SK4 3NJ  
2 – 38 (even) Princes Road Heaton Moor Stockport SK4 3NQ  
1 – 23 (odd) Princes Road Heaton Moor Stockport SK4 3NQ  
1 -12 (inc.) Prince Lee Gardens Heaton Moor Stockport SK4 3HF

## **SCHEDULE 2**

1. The enlargement, improvement or other alteration to a dwellinghouse, where any part of the enlargement, improvement or alteration would front a relevant location, being development comprised within Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and not being development within any other Part or Class.
2. Any other alteration to the roof of a dwellinghouse, where the alteration would be to a roof slope which fronts a relevant location, being development comprised within Class C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and not being development within any other Part or Class.
3. The erection or construction of a porch outside any external door of a dwellinghouse, where the external door in question fronts a relevant location, being development comprised within Class D of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and not being development within any other Part or Class.
4. The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure, where the building or enclosure, swimming or other pool 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, being development comprised with Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and not being development within any other Part or Class.
5. The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental for any purpose incidental to the enjoyment of the dwellinghouse as such, where the hard surface would front a relevant location, being development comprised within Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and not being development within any other Part or Class.
6. The installation, alteration or replacement of a satellite antenna [a microwave antenna] on a dwellinghouse or within the curtilage of a dwellinghouse, where the part of the building or other structure on which the antenna is to be installed, altered or replaced fronts a relevant location, being development comprised within Class H of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and not being development within any other Part or Class.

7. The erection, alteration or removal of a chimney on a dwellinghouse or on a building within the curtilage of a dwellinghouse, being development comprised within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and not being development within any other Part or Class.
8. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location, being development comprised within Class A of Part 2 of Schedule 1 of the Town and Country Planning (General Permitted Development) Order 1995 and not being development within any other Part or Class.
9. 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, being development comprised within Class C of Part 2 of Schedule 1 of the Town and Country Planning (General Permitted Development) Order 1995 and not being development within any other Part or Class.
10. Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure, where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location, being development comprised within Class B of Part 31 of Schedule 1 of the Town and Country Planning (General Permitted Development) Order 1995 and not being development within any other Part or Class.

**“Relevant Location” referred to above means a highway, waterway or open space.**

**GIVEN UNDER THE COMMON SEAL of Stockport Metropolitan Borough Council this 4<sup>th</sup> day of APRIL 2008**

**The Common Seal of the Council was affixed to this Direction in the presence of**

Mayor J. Somell

*By [Signature]*

Authorised Signatory

