

ARTICLE FOUR DIRECTION

STOCKPORT METROPOLITAN BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
GENERAL PERMITTED DEVELOPMENT ORDER 1995

HEATON MERSEY 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 Heaton Mersey 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 Heaton Mersey) Direction No. , 2008"

SCHEDULE 1

- 1 – 33 (odd) Hawthorn Road Heaton Mersey Stockport SK4 3DQ,
- 2 – 32 (even) Poplar Street Heaton Mersey Stockport SK4 3DG,
- 1 – 39 (odd) Poplar Street Heaton Mersey Stockport SK4 3DG,
- 1 – 41 (odd) Mersey Road Heaton Mersey Stockport SK4 3DE,
- 2 – 28 (even) Mersey Road Heaton Mersey Stockport SK4 3DE,
- 2A Mersey Road Heaton Mersey Stockport SK4 3DE,
- 2 – 40 (even) Lyme Street Heaton Mersey Stockport SK4 3DF,
- 1 – 39 (odd) Lyme Street Heaton Mersey Stockport SK4 3DF,
- 1 – 39 (odd) New Beech Road Heaton Mersey Stockport SK4 3DD,
- 57 – 61 (odd) Thornhill Road Heaton Mersey Stockport SK4 3HL,

46 – 66 (even) Cavendish Road Heaton Mersey Stockport SK4 3DP,
1 – 10 (inc.) Pleachway Heaton Mersey Stockport SK4 3DR,
1 – 16 (inc.) Ranworth Avenue Heaton Mersey Stockport SK4 3DB,
401 Didsbury Road Heaton Mersey Stockport SK4 3HB,
410 – 416 (even) Didsbury Road Heaton Mersey Stockport SK4 3BY,
420 – 434 (even) Didsbury Road Heaton Mersey Stockport SK4 3BY,
427 – 451 (odd) Didsbury Road Heaton Mersey Stockport SK4 3BY,
440 – 442 (even) Didsbury Road Heaton Mersey Stockport SK4 3BS,
469 – 481 (odd) Didsbury Road Heaton Mersey Stockport SK4 3AY,
553 – 571 (odd) Didsbury Road Heaton Mersey Stockport SK4 3AS,
470 A, B, C, D Didsbury Road Heaton Mersey Stockport SK4 3BS
45 – 49 (odd) Cavendish Road Heaton Mersey Stockport SK4 3DP,
6 – 38 (even) Beech Road Heaton Mersey Stockport SK4 3DD,
1 – 11 (odd) Greenbank Avenue Heaton Mersey Stockport SK4 3BU,
11A Greenbank Avenue Heaton Mersey Stockport SK4 3BU,
15 – 19 (odd) Greenbank Avenue Heaton Mersey Stockport SK4 3BU,
2 – 12 (even) Greenbank Avenue Heaton Mersey Stockport Sk4 3BU,
1 – 7 (odd) Croton Street Heaton Mersey Stockport SK4 3BX,
1 – 3 (inc.) St John's Place Heaton Mersey Stockport SK4 3BP
6 – 10 (even) St Johns Road Heaton Mersey Stockport SK4 3BR,
14 – 16 (even) St Johns Road Heaton Mersey Stockport SK4 3BR
2 – 30 (even) Grundy Street Heaton Mersey Stockport SK4 3AX,
1A & 1B Grundy Street Heaton Mersey Stockport SK4 3AX,
3 – 23 (odd) Grundy Street Heaton Mersey Stockport SK4 3AX,
11 – 24 (inc.) Park Row Heaton Mersey SK4 3DY
25 – 28 (inc.) Park Place Heaton Mersey SK4 3DZ
2 & 4 Vale Close Heaton Mersey Stockport SK4 3DS,
56 – 65 (inc.) Vale Close Heaton Mersey Stockport SK4 3DS,
17 – 43 (odd) Vale Close Heaton Mersey Stockport SK4 3DS,
1 – 11 (odd) Vale Close Heaton Mersey Stockport SK4 3DS,
1 – 15 (odd) Richmond Road Heaton Mersey Stockport SK4 3BZ,
2 – 16 (even) Richmond Road Heaton Mersey Stockport SK4 3BZ,
1 Parrs Mount Mews Heaton Mersey Stockport SK4 3DA,
2 – 30 (even) Parrs Mount Mews SK4 3DA,
1A Highfield Park Heaton Mersey Stockport SK4 3DH,
1 – 3 (inc.) Highfield Park Heaton Mersey Stockport SK4 3DH,
5 Highfield Park Heaton Mersey Stockport SK4 3DH
1 – 5 (inc.) Ash Mount Court Heaton Mersey Stockport SK4 3BL

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 day of 2008**

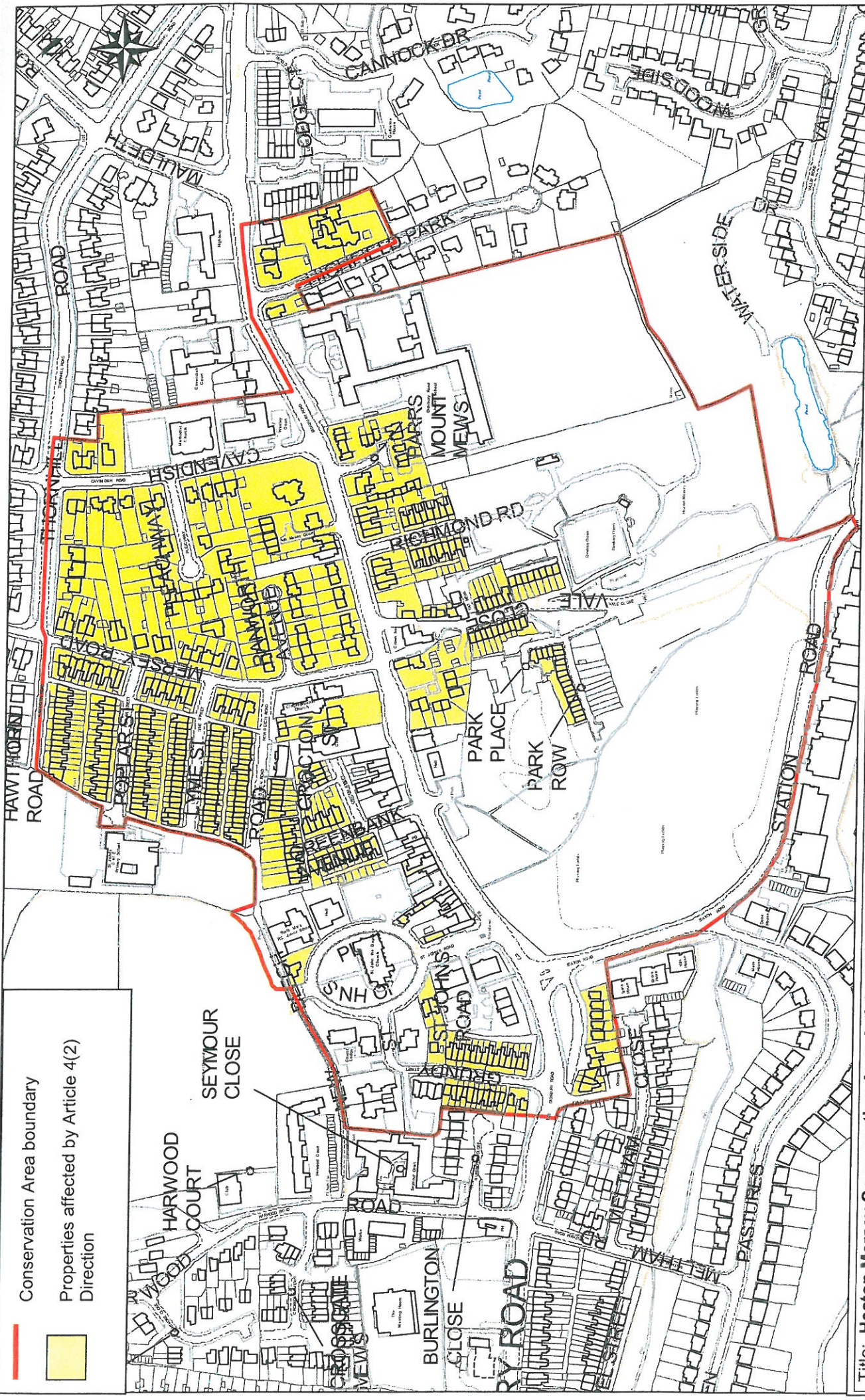
**The Common Seal of the Council was affixed to this Direction in the presence
of**

J. Someth
Mayor

BKha
Council Solicitor



274473



Title: Heaton Mersey Conservation Area Article 4(2) Direction
 Conservation & Heritage - Environment and Economy Directorate

Date: 01.10.08

Scale: Not to scale

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