

ARTICLE FOUR DIRECTION**STOCKPORT METROPOLITAN BOROUGH COUNCIL****TOWN AND COUNTRY PLANNING ACT 1990**
GENERAL PERMITTED DEVELOPMENT ORDER 1995**COMPSTALL CONSERVATION AREA****DIRECTION UNDER ARTICLE 4(2)**

WHEREAS the Council of the Metropolitan Borough 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 COMPSTALL 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 confirmed by the said Council before that date

This Direction may be cited as "The Stockport Metropolitan Borough Council (Land within Conservation Area of COMPSTALL) Direction No. 3, 2010"

SCHEDULE 1

Priory Cottage Glossop Road Marple Bridge Stockport SK6 5NX
1 & 2 Weir Cottages Etherow Country Park Compstall Stockport SK6 5JQ

Compstall Hall Compstall Brow Compstall Stockport SK6 5JQ
The Lodge Compstall Hall Compstall Brow Compstall Stockport SK6 5HX

St Paul's Vicarage Compstall Brow Compstall Stockport SK6 5HU
230 & 231 Market Place Compstall Stockport SK6 5HZ
174 – 179 (inc.) George Street Compstall Stockport SK6 5JD
180-181 George Street Compstall Stockport SK6 5JD
182 – 186 (inc.) George Street Compstall Stockport SK6 5JD
63 Prospect Place Compstall Stockport SK6 5JJ
161 George Street Compstall Stockport SK6 5JD
60 & 61 John Street Compstall Stockport SK6 5JL
1 – 8 (inc.) Russell Street Compstall Stockport SK6 5JY
46 – 57 (inc.) Pleasant View Compstall Stockport SK6 5JW
46 – 57 (inc.) Erskine Street Compstall Stockport SK6 5JP
80 – 102 (inc.) Thomas Street Compstall Stockport SK6 5JH
125 – 160 (inc.) Montagu Street Compstall Stockport SK6 5JE
Warren Lodge Montagu Street Compstall Stockport SK6 5JE
161 – 167 (inc.) Edith Terrace Montagu Street Compstall Stockport SK6 5JE
6A – 6E (inc.) Catterwood Drive Compstall Stockport SK6 5JT
1 – 7 (inc.) Redbrow Hollow Compstall Stockport SK6 5GF
12 Redbrow Hollow Compstall Stockport SK6 5GF
14 – 16 (inc.) Redbrow Hollow Compstall Stockport SK6 5GF
244 – 256 (inc.) Andrew Street Compstall Stockport SK6 5HW
The Coach House Andrew Street Compstall Stockport SK6 5HW

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.

**THE COMMON SEAL of THE)
METROPOLITAN BOROUGH COUNCIL)
OF STOCKPORT was hereunto affixed this)
8th day of April 2010)**

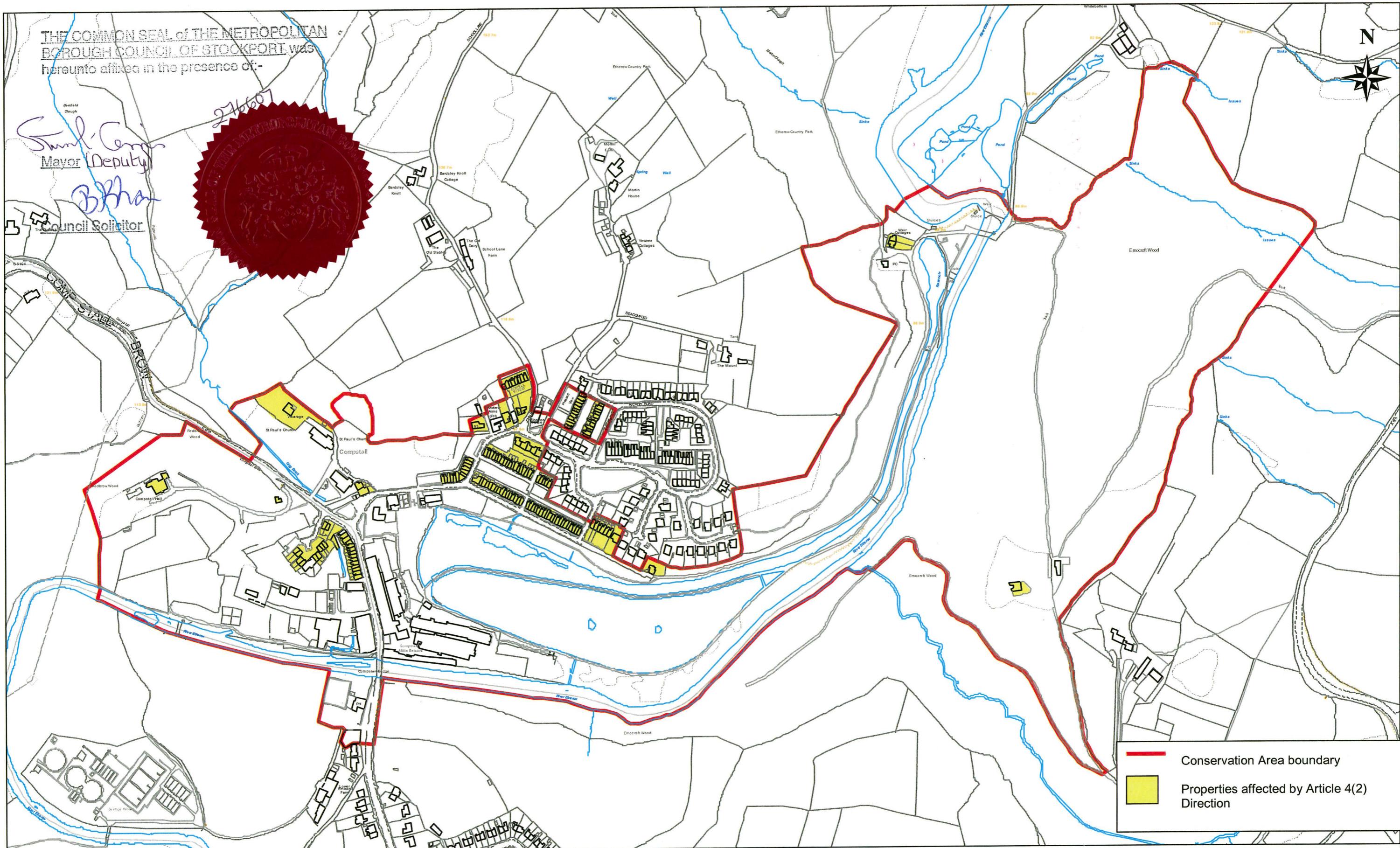
in the presence of:-

Steve Lomas
Mayor (Deputy)



276608

BRH
Council Solicitor



Title: Compstall Conservation Area Article 4(2) Direction

Communities, Regeneration & Environment Directorate



Date: 16 March 2010

Scale: Not to scale

Reproduced from the 2010 Ordnance Survey 1250 mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Stockport MBC LA100019571. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.