

PWS

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977-1981

TOWN AND COUNTRY PLANNING (NATIONAL PARKS, AREAS OF OUTSTANDING

NATURAL BEAUTY AND CONSERVATION AREAS) SPECIAL

DEVELOPMENT ORDER 1981

THE METROPOLITAN BOROUGH OF STOCKPORT

(HALL STREET/LIME GROVE) DIRECTION 1984

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WHEREAS the COUNCIL OF THE METROPOLITAN BOROUGH OF STOCKPORT being the local planning authority for the said Metropolitan Borough is satisfied that it is expedient that development of the descriptions set out in the First Schedule hereto should not be carried out on land in the Cheadle Conservation Area more particularly described in the Second Schedule hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Orders 1977-1981

NOW THEREFORE THE said Council in pursuance of the powers conferred upon it by Article 4 of the Town and Country Planning General Development Orders 1977-1981 hereby directs that the permission granted by Article 3 of the said Orders shall not apply to development on the said land of the description set out in the First Schedule hereto

FIRST SCHEDULE

Class I Development within the curtilage of a dwellinghouse

1. The enlargement, improvement or other alteration of a dwellinghouse so long as:

- (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or ten per cent, whichever is the greater subject to a maximum of 115 cubic metres;
- (b) the height of the building as so enlarged, improved or altered does not exceed the height of the highest part of the roof of the original dwellinghouse;
- (c) no part of the building as so enlarged, improved or altered projects beyond the forward most part of any wall of the original dwellinghouse which fronts on a highway;
- (d) no part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwellinghouse, has, as a result of the development a height exceeding four metres;
- (e) the area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse;

Provided that:

- (a) the erection of a garage, stable loosebox or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including calculation of the cubic content)
- (b) for the purposes of this permission the extent to which the cubic content of the original dwellinghouse is exceeded

shall be ascertained by deducting the amount of the cubic content of the original dwellinghouse from the amount of the cubic content of the dwellinghouse as enlarged, improved or altered (whether such enlargement, improvement or alteration was carried out in pursuance of this permission or otherwise) and

(c) the limitation contained in sub-paragraph (d) above shall not apply to development consisting of:-

- (i) the insertion of a window (including a dormer window) into a wall or roof of the original dwellinghouse, or the alteration or enlargement of any existing window; or
- (ii) any other alterations to any part of the roof of the original dwellinghouse

2. The erection or construction of a porch outside any external door of a dwellinghouse so long as:

- (a) the floor area does not exceed 2 square metres;
- (b) no part of the structure is more than 3 metres above the level of the ground;
- (c) no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.

3. The erection, construction or placing, and the maintenance, improvement or other alteration, within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, stable or a loosebox, garage or coachhouse) required for a purpose incidental to the enjoyment of the dwellinghouse as such including the keeping of poultry, bees, pet animals,

birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse, so long as:

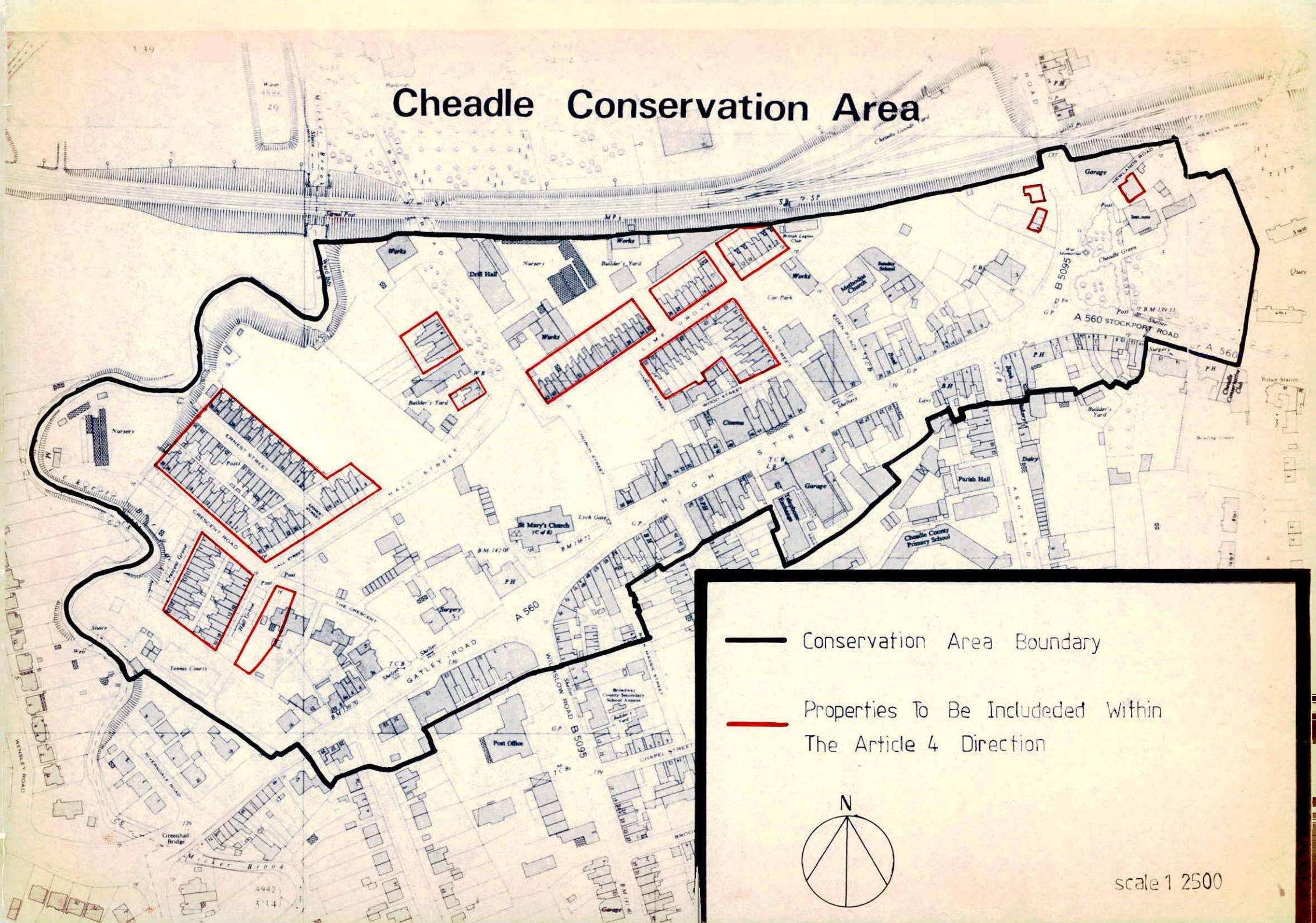
- (a) no part of such building or enclosure projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
- (b) the height does not exceed in the case of a building with a ridged roof, 4 metres, or in any other case, 3 metres;
- (c) the area of ground covered by buildings within the curtilage (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse.

4. The construction within the curtilage of a dwellinghouse of a hardstanding for vehicles for a purpose incidental to the enjoyment of the dwellinghouse as such.

Class II - Sundry minor operations

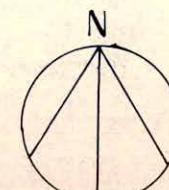
1. The erection or construction within the curtilage of a dwellinghouse of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure: so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.

Cheadle Conservation Area



— Conservation Area Boundary

— Properties To Be Included Within
The Article 4 Direction



scale 1 2500

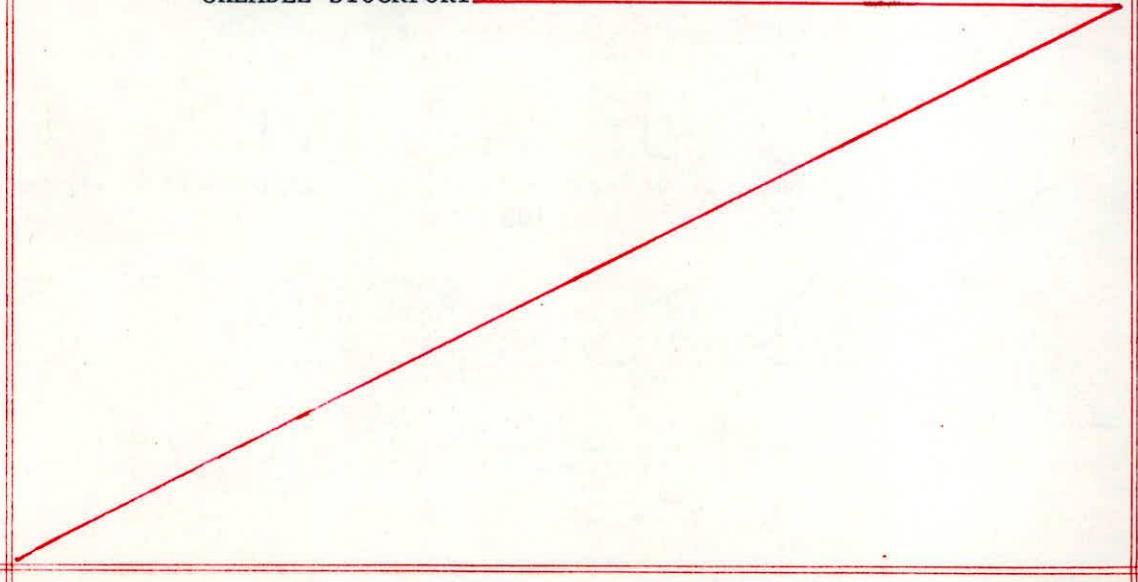
3. The painting of the exterior of any building or work otherwise than for the purposes of advertisement announcement or direction.

Being development comprised within Class I.1, I.2, I.3, I.4 and Class II.1 and II.3, referred to in the First Schedule to the said Orders as modified by Article 3 of the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1981 in its application to land to which that Order applies and not being development comprised within any other class.

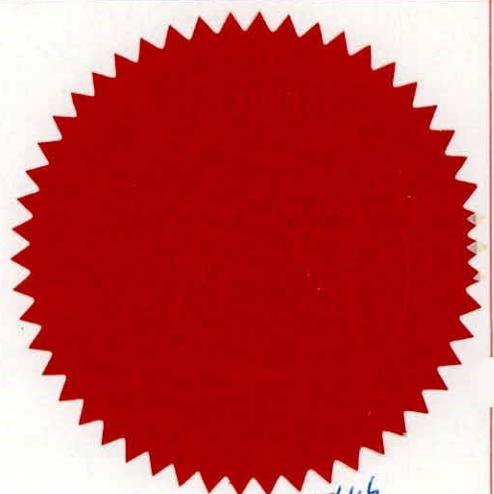
SECOND SCHEDULE

The land within the Cheadle Conservation Area shown edged red on the plan annexed hereto comprising the properties known as:

1-36 inclusive ERNEST STREET
2-28 evens inclusive CRESCENT ROAD
6-30 evens inclusive HALL STREET
1-23 odds inclusive CRESCENT GROVE
2-20 evens inclusive HALL GROVE
7 THE CRESCENT
1 and 5-11 odds inclusive BROOK ROAD
2-62 evens inclusive LIME GROVE
15-33 odds inclusive LIME GROVE
3-17 odds inclusive MARY STREET , 18 MARY STREET
1, 1A & 1B MANCHESTER ROAD
1 NEWLANDS ROAD
CHEADLE STOCKPORT



THE COMMON SEAL of the Council
of the METROPOLITAN BOROUGH OF
STOCKPORT was hereunto affixed
on the NINETEENTH day of
OCTOBER 1984 in the
presence of:-



Eric Lowe

215646

Mayor

Reed

H. Director of Administration

PWS

The Secretary of State for the Environment hereby approves the
foregoing direction.

R. Peck

Signed by authority of the
Secretary of State

15 November 1984.

A Regional Controller in the
Department of the Environment.