

**ARTICLE FOUR DIRECTION****STOCKPORT METROPOLITAN BOROUGH COUNCIL****TOWN AND COUNTRY PLANNING ACT 1990**  
**GENERAL PERMITTED DEVELOPMENT ORDER 1995****STATION ROAD / WINNINGTON ROAD 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 STATION ROAD / WINNINGTON 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 confirmed by the said Council before that date

This Direction may be cited as "The Stockport Metropolitan Borough Council (Land within Conservation Area of STATION ROAD / WINNINGTON ROAD) Direction No. 6, 2010"

**SCHEDULE 1**

- 37 – 61 (odd) Station Road Marple Stockport SK6 6AJ
- 67 – 71 (odd) Station Road Marple Stockport SK6 6AJ
- 73 – 97 (odd) Station Road Marple Stockport SK6 6NY
- 101 – 125 (odd) Station Road Marple Stockport SK6 6PA
- 70 Station Road Marple Stockport SK6 6NY
- 74 – 76 (even) Station Road Marple Stockport SK6 6NY
- 92 – 94 (even) Station Road Marple Stockport SK6 6PA

**28 – 32 (even) St. Martin’s Road Marple Stockport SK6 7BY**  
**1 Brabyn’s Brow Marple Stockport SK6 7DA**  
**2 – 22 (even) Winnington Road Marple Stockport SK6 6PD**  
**2 – 28 (even) Ley Hey Road Marple Stockport SK6 6PQ**  
**1 – 13 (odd) Ley Hey Road Marple Stockport SK6 6PQ**  
**14 Grosvenor Road Marple Stockport SK6 6PR**  
**1, 2 & 4 Oakdene Crescent Marple Stockport SK6 6NZ**  
**55 – 65 (odd) Hollins Lane Marple Stockport SK6 6AW**

## **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.

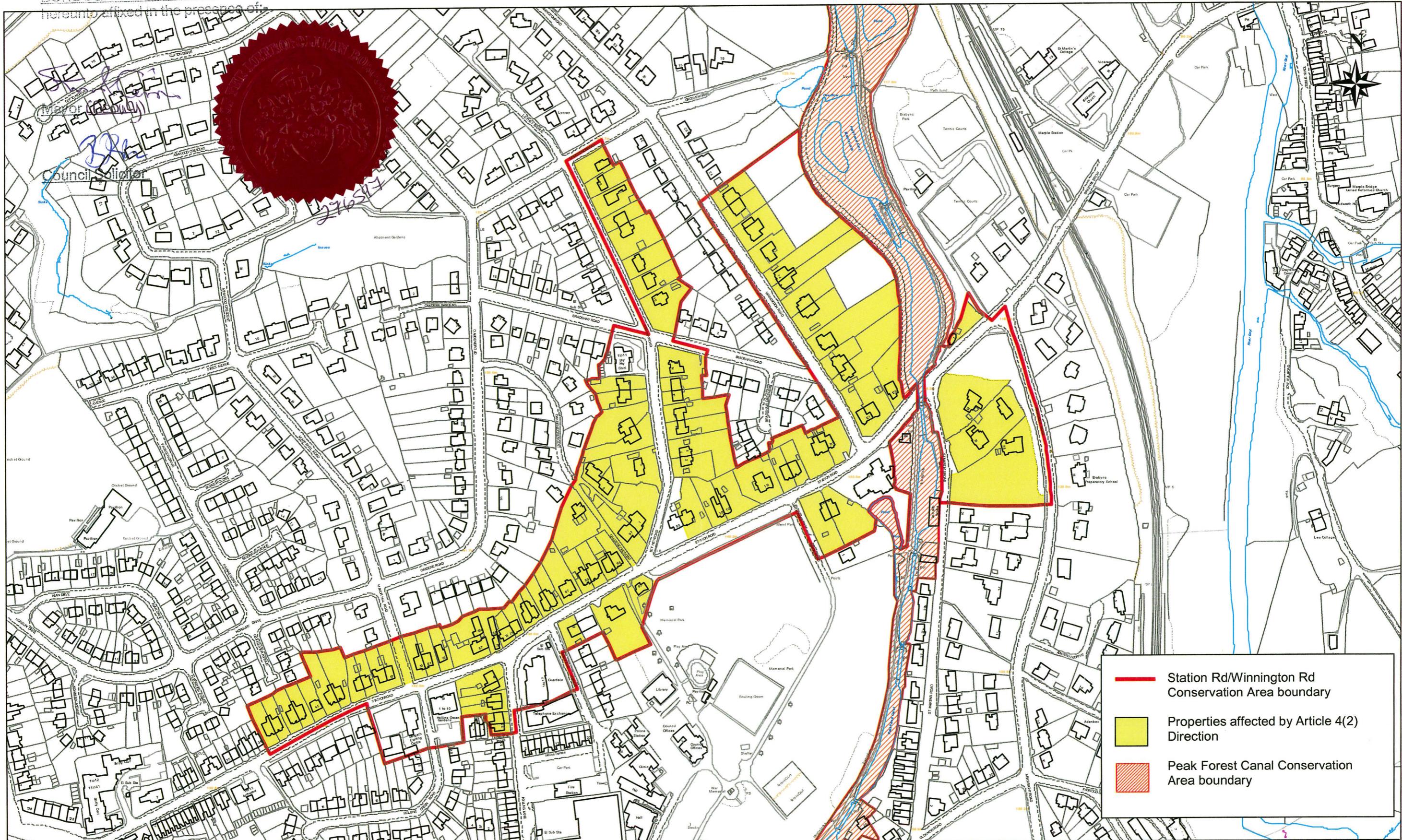
**“Relevant Location” referred to above means a highway, waterway or open space.**

THE COMMON SEAL of THE )  
METROPOLITAN BOROUGH COUNCIL )  
OF STOCKPORT was hereunto affixed this )  
8<sup>th</sup> day of April 2010 )  
in the presence of:-

*Stuart Cairns*  
Deputy Mayor



*BMW*  
Council Solicitor



- Station Rd/Winnington Rd Conservation Area boundary
- Properties affected by Article 4(2) Direction
- Peak Forest Canal Conservation Area boundary

Title: Station Road/Winnington Road Conservation Area Article 4(2) Direction  
Communities, Regeneration & Environment Directorate

Date: 16 March 2010

Scale: Not to scale



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