

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977-1981

THE METROPOLITAN BOROUGH OF STOCKPORT (HULME HALL/SWANN LANE/HILL  
TOP AVENUE) DIRECTION 1985

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THE METROPOLITAN BOROUGH OF STOCKPORT (HULME HALL/SWANN LANE/  
HILL TOP AVENUE) DIRECTION 1985

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 Hulme Hall/Swann Lane/Hill Top Avenue 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 -
  - (i) in the case of a terrace house, 50 cubic metres or ten per cent, whichever is the greater; or
  - (ii) in any other case, 70 cubic metres or fifteen per cent, whichever is the greatersubject (in either case) 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, 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) if any part of that building lies within a distance of five metres from any part of the dwellinghouse;
- (b) the erection of a stable or loose-box anywhere within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including the calculation of cubic content);
- (c) 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);
- (d) where any part of the dwellinghouse will, as a result of the development, lie within a distance of five metres from an existing garage or coachhouse, that building shall (for the purpose of the calculation of cubic content) be treated as forming part of the dwellinghouse as enlarged, improved or altered;
- (e) the limitation contained in subparagraph (d) above shall not apply to development consisting of:-
  - (i) the insertion of a window (including a dormer window) into a wall or the roof of the original dwellinghouse, or the alterations or enlargement of an 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 loose-box) 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) in the case of a garage or coachhouse, no part of the building is within a distance of five metres from any part of the dwellinghouse;
  - (c) the height does not exceed, in the case of a building with a ridged roof, 4 metres, or in any other case, 3 metres;
  - (d) 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 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.

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 and not being development comprised within any other class.

#### SECOND SCHEDULE

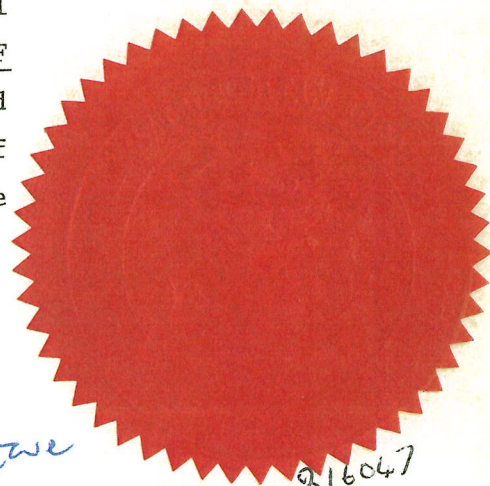
The land within the Hulme Hall/Swann Lane/Hill Top Avenue Conservation Area shown shaded yellow on the plan annexed hereto comprising the properties known as:

RAVENOAK ROAD	Even Nos.	50-58
SWANN LANE	Odd Nos.	19-37
		41-47
		51-61
		69,
		71,
		75-107
	Even Nos.	16,
		18,
		30-46
		50
		62-68
		76-82
HILL TOP AVENUE	Odd Nos.	1 -21
		21A
		23-33
		33A
		35-95

	Even Nos.	2A
		2B
		2 - 16
		16A
		18-80
		Garwood
		Hill Top Farm
SWANN GROVE	Even Nos.	2-10
LINLEY ROAD	Odd Nos.	1-9
	Even Nos.	2-8
HIGHAM STREET		3
		5
		7
		9
		The Coach House
HEATHBANK ROAD	Even Nos.	2-44
		48
HULME HALL ROAD	Odd Nos.	49-52
		61
	Even Nos.	46
		48
		50-56
		60
		64
		The Cottage
		Beechwood
		Pinfold Farm



THE COMMON SEAL of the Council  
of the METROPOLITAN BOROUGH OF  
STOCKPORT was hereunto affixed  
on the 4<sup>th</sup> day of  
January 1985 in the  
presence of:-



*G. Lowe*

216047

Mayor

*L. A. Dolson*

Director of Administration

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

*R. Pick*

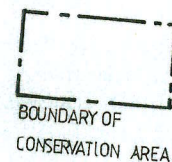
Signed by authority of the  
Secretary of State

21st February 1985.

A Regional Controller in the  
Department of the Environment.



1 No dimensions are to be scaled from this drawing  
2 The contractor shall verify all dimensions on the site



BOUNDARY OF  
CONSERVATION AREA



AREA OF ARTICLE-4 -  
DIRECTION

# Metropolitan Borough of Stockport

Amendments



R.B. Hargreave Dip. T.P., M.R.T.P.I.  
Director of Development and  
Town Planning

Development and Town Planning  
Division Town Hall  
Stockport SK1 3UU  
Telephone 061 - 477 0780  
Committee

Project  
HULME HALL - SWANN LANE -  
HILLTOP AVENUE,  
CONSERVATION AREA.

Title  
ARTICLE - 4 - DIRECTION.

Scale 1/1250.  
Date Drawn Checked  
DEC '84. R.J.  
Contract no Div Flom Serial Amend

