

WYRE BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS the Wyre Borough Council being the appropriate local planning authority within the meaning of article 4 of the Town and Country Planning General Development Order 1977 are of the opinion that development of the description set out in the Schedule hereto should not be carried out on land at Churchtown Preston Lancashire known as Fernlea The Green Churchtown Preston PR3 OHS and shown edged and coloured red on the plan annexed hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1977

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said article 4 hereby direct that the permission granted by article 3 of the Town and Country Planning General Development Order 1977 shall not apply to the development on the said land of the description set out in the Schedule hereto

THE SCHEDULE

PART I - Development comprised within Class I referred to in Schedule 1 to the said order and not being development comprised within any other class

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 one-tenth whichever is the greater, subject to a maximum of 115 cubic metres;
 - (b) the height of the building as so enlarged altered or improved 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 altered or improved projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;

Provided that the erection of a garage stable loose-box or coach-house 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 contents.

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 garage stable loose-box or coach-house) 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 one half 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.

5. The erection or placing within the curtilage of a dwellinghouse of a tank for the storage of oil for domestic heating so long as:

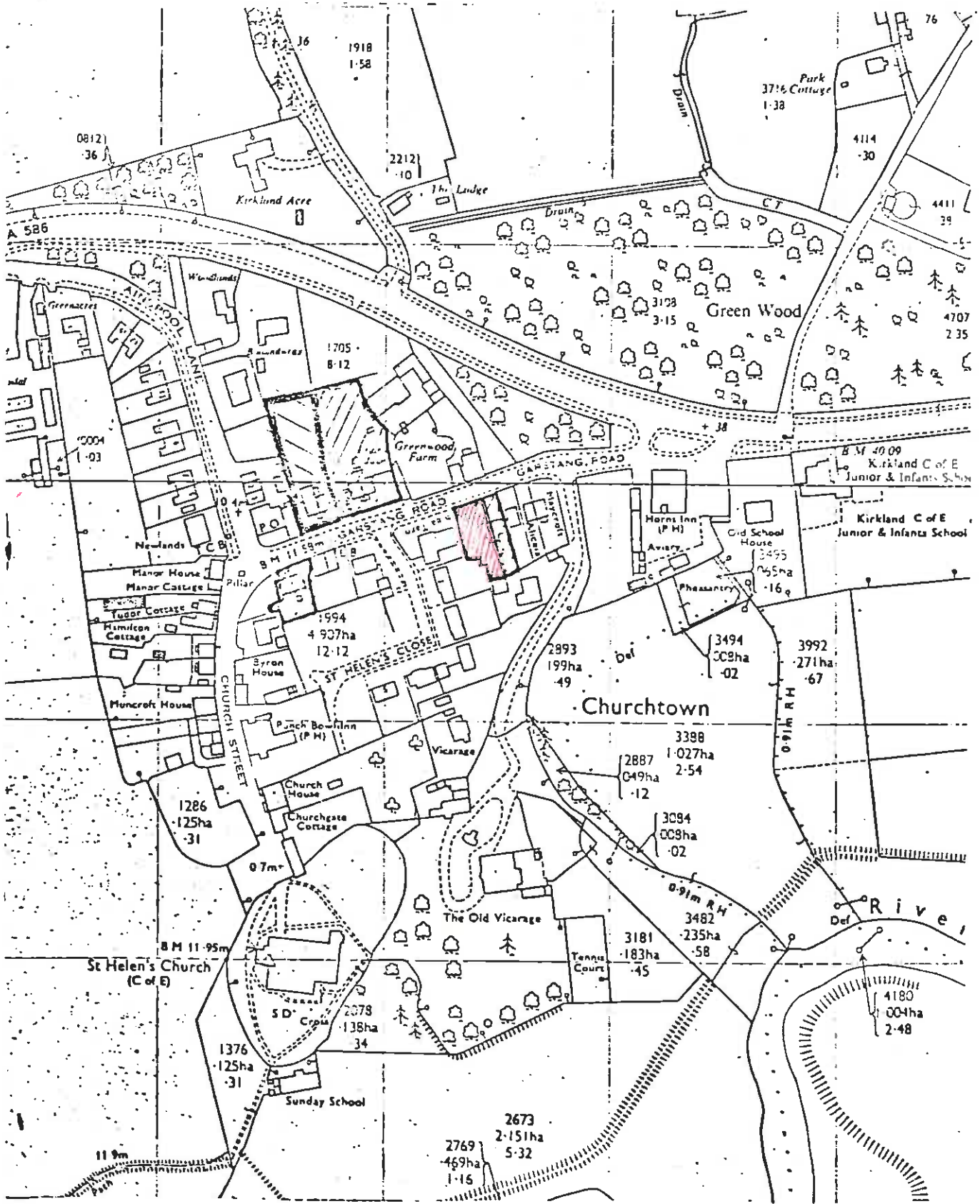
- (a) the capacity of the tank does not exceed 3500 litres;
- (b) no part of the tank is more than 3 metres above the level of the ground;
- (c) no part of the tank projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway.

PART II - Development comprised within Class II referred to in Schedule 1 to the said order and not being development comprised within any other class

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 purpose of advertisement announcement or direction.

ARTICLE 4 DIRECTION, COTTAGES AT CHURCHTOWN.



REF.

SCALE 1:2500



PLAN No. 90/08

DATE JAN 80 DN. AH

Given under the Common Seal of the Council this 22nd.
day of February 1980.

G. J. Anderson

Mayor

J. Gordon

Assistant Secretary



DET 34558
~~CR~~ THE SECRETARY OF STATE FOR THE ENVIRONMENT
HEREBY APPROVES THE FOREGOING DELECTION.

R. Peck

Signed By Authority
of the Secretary of
State.

18 MARCH 1980

A Regional Controller
in The Department of
The Environment.