

WYRE BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

W H E R E A S 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 is 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 Manor Cottage, Church Street, Churchtown, Preston and shown 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.

AND WHEREAS the Council is further of the opinion that development of the said description would be prejudicial to the proper planning of its area and would constitute a threat to the amenities of its area and that the provisions of paragraph 3(b) of the said Article 4 should apply to this direction.

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

THIS DIRECTION is made in pursuance of the provisions of paragraph (3)(b) of the said Article 4 and shall remain in force until 8th August 1984 (being six months from the date of this direction) and will then expire unless it has been approved by the Secretary of State for the Environment before that date.

*Confirmed by Secretary of State 14/3/84*

THE SCHEDULE

PART I - Development comprised within Class I referred to in Schedule 1 to the said order as amended by the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1981 and not being development comprised within any other class

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;

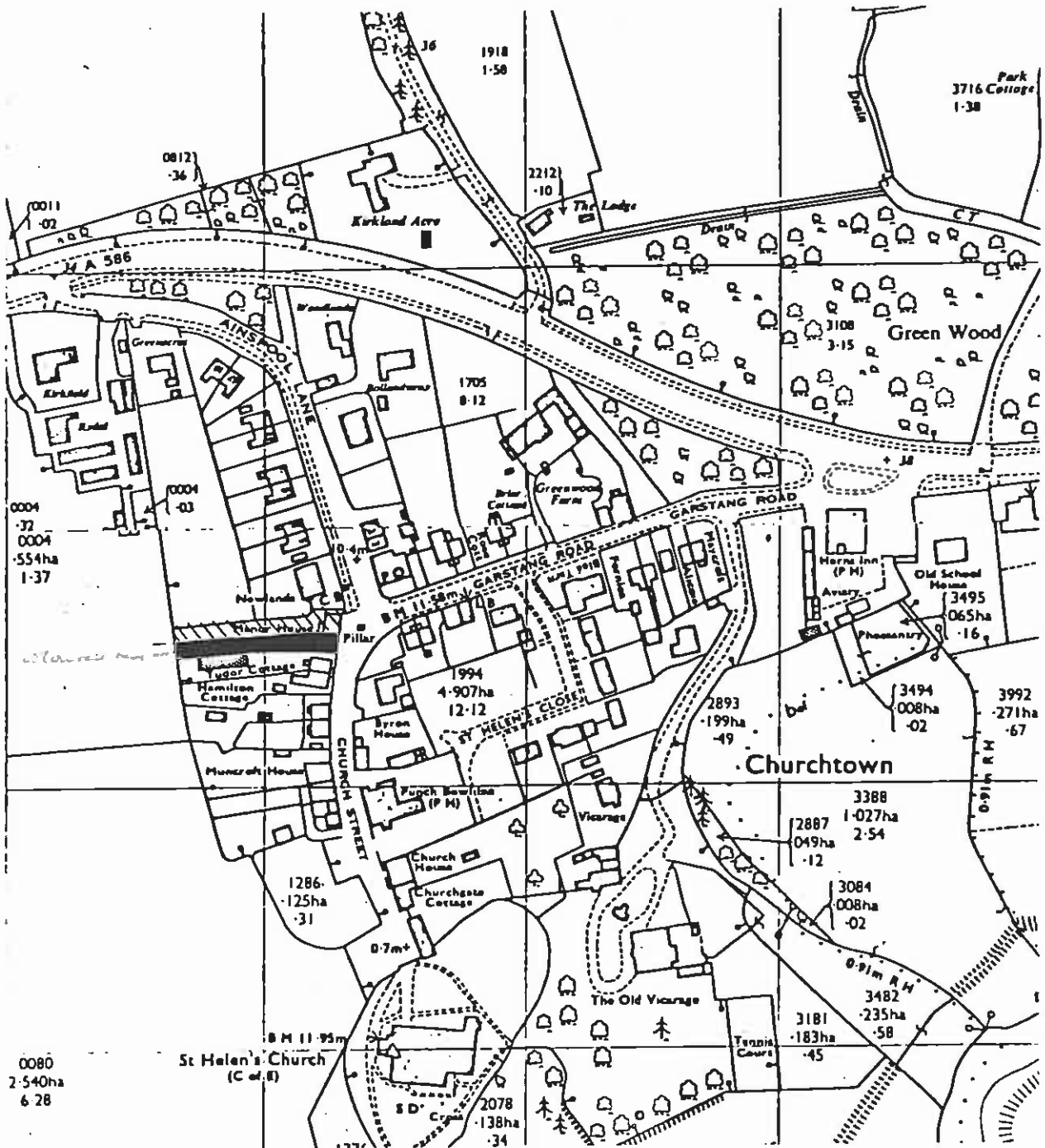


P. G. LEECH, Dip.T.P., M.R.T.P.I.  
BOROUGH PLANNING OFFICER

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Article 4. Direction, ~~Manor House~~, Manor Cottage,  
Churchtown.



- (c) no part of the building as so enlarged, improved or altered projects beyond the forwardmost 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 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 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 alteration 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 2 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, or any building or enclosure (other than a dwelling, stable or loose-box, garages and coach houses) 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 forward-most part of any wall of the original dwellinghouse which fronts on a highway;
  - (b) (not applicable);
  - (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.
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

Sundry minor operations.

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

Given under the Common Seal of the  
Wyre Borough Council this 8th day  
of February 1984.

*H. Jenkinson*  
Mayor

*R. J. Brown*  
ASSISTANT Secretary



SEAL  
REG. No  
2465