

Broadland District Council

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 TO 1983

WHEREAS the Council of the District of Broadland are satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out on the land shown coloured red on the plan annexed hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Orders 1977 to 1983.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by article 4 of the Town and Country Planning General Development Orders 1977 to 1983 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 the Schedule hereto.

SCHEDULE

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 greater, subject (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 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 (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 the calculation of 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; and

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

4. 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.

5. 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.

6. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road, where required in connection with development permitted by article 3 of and Schedule 1 to the Town and Country Planning General Development Order 1977 as amended by the Town and Country Planning General Development (Amendment) Orders 1980 to 1983 (other than under this class).

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

being development comprised within paragraphs 1, 2, 4 and 5 of Class I and paragraphs 1, 2 and 3 of Class II referred to in the First Schedule to the said Order and not being development comprised within any other class.

Given under the Common Seal
of the District Council of
Broadland this 8th day of January 1985.

The Common Seal of the Council
was hereunto affixed in the
presence of:



2442

E. W. H. L.
Chairman

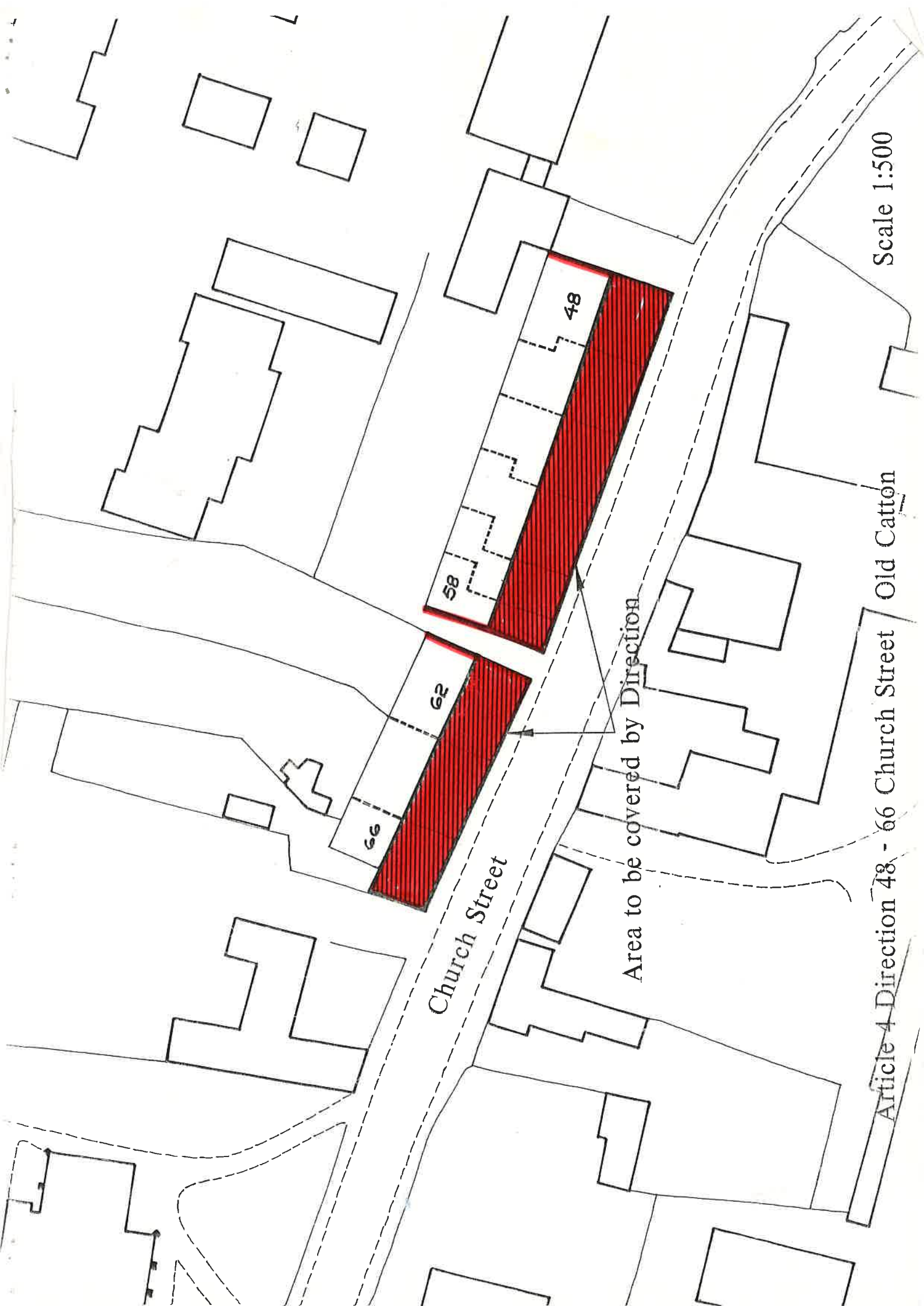
B. R. Clark
Chief Executive and Clerk.

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

Thorpe Lodge,
Yarmouth Road,
Norwich, NR7 0DU.

Signed by authority
of the Secretary of
State
25 March 1985

A. F. Richardson
*A Regional Controller
in the Department of
the Environment.



Scale 1:500

Article 4 Direction 48 - 66 Church Street / Old Catton

Church Street

Area to be covered by Direction

66

62

58

48