Conservation Areas

SOUTH NORFOLK DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 - 1985 ~~(AS AMENDED)~~

DIRECTION RESTRICTING PERMITTED DEVELOPMENT (VARIOUS PARISHES) 1986

Whereas the South Norfolk District Council (hereinafter referred to as "the Council"), being the appropriate Local Planning Authority as defined by Article 4 of the Town and Country Planning General Development Order 1977, as amended by subsequent General Development Orders and as applied by the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1985 as amended by the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas etc.) Special Development (Amendment) Order 1986 (jointly hereinafter called "the Order"), are satisfied that it is expedient that development of the description set out in Schedule 1 hereto should not be carried out on the land specified in Schedule 2 hereto to the extent indicated therein unless permission therefor is granted on an application made in that behalf.

1. Now therefore the Council in pursuance of the powers conferred on them by the said Article 4 HEREBY DIRECT THAT permission granted by Article 3 of the Order shall not apply to development of the descriptions set out in Schedule 1 hereto on the land described in Schedule 2 hereto to the extent indicated therein.

2. In this Direction :

"Visible elevation" means, in the case of a mid-terrace house, the elevation (including that of the roof and chimney) fronting the highway or main access serving the property; and, in the case of an end-of-terrace, or a semi-detached, house, the front elevation as aforesaid and also the side elevation. The parts of a property comprising the "visible elevation" are shown for purposes of illustration only on the plans marked 1 to 14 annexed hereto.

"Visible curtilage" means, in the case of a mid-terrace house, that part of the curtilage lying between the front elevation of the house and the front boundary of the property; and, in the case of an end-of-terrace, or a semi-detached, house, that part of the curtilage as aforesaid and also that part lying between the side boundary of the property and a line drawn between the front and rear boundaries of the property on the line of the side elevation of the house. The parts of a property comprising the "visible curtilage" are shown for purposes of illustration only on the plans marked 1 to 14 annexed hereto.

SCHEDULE 1

Works to a visible elevation, or within the visible curtilage, of a dwelling-house (which expression shall for the avoidance of doubt include ~~a flat and~~ a terrace house) consisting of

Description of Development

Class 1 - Development within the curtilage of a dwelling house

1. The enlargement, improvement or other alteration of a dwelling house (other than by the carrying out of operations within paragraph 2A of this class) 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;

(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 2 metres from any boundary of the curtilage of the dwellinghouse has, as a result of the development, a height exceeding 4 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 of 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 ~~3~~ 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.

CLASS II - Sundry minor operations

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding one metre in height where abutting on a highway used by vehicular traffic or two 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.

2. 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 this order (other than under this class).

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

being development comprised within Classes I and II referred to in Schedule 1 to the Order and not being development comprised within any other class

SCHEDULE 2

The dwellinghouses and the curtilages thereof lying within the bold black lines shown on the maps attached hereto and presently bearing the postal addresses set out hereunder:-

Parish	Address	Postal Numbers (inclusive unless otherwise stated)
Geldeston	Geldeston Hill	2,4 - 11 (incl.) 13 - 21 (odd numbers)
	Kells Acre	1 - 9
	Kells Walk	1 - 5
	Kells Way	6 - 24 (even numbers)
Loddon	Davy Place	1 - 6 (incl.) 10 - 20 (incl)
	High Bungay Road	5, 7, 9
	Low Bungay Road	3 -13 (odd numbers) 6, 8, 10

MADE under the Common Seal of the Council this 2nd day of July 1986.

THE COMMON SEAL OF THE COUNCIL WAS HEREUNTO AFFIXED IN THE PRESENCE OF:-

Denise Cary

~~Head of Central Services~~
SOLICITOR TO THE COUNCIL

4603

The Secretary of State for the Environment hereby approves the foregoing direction subject to the modifications shown in red ink thereon.

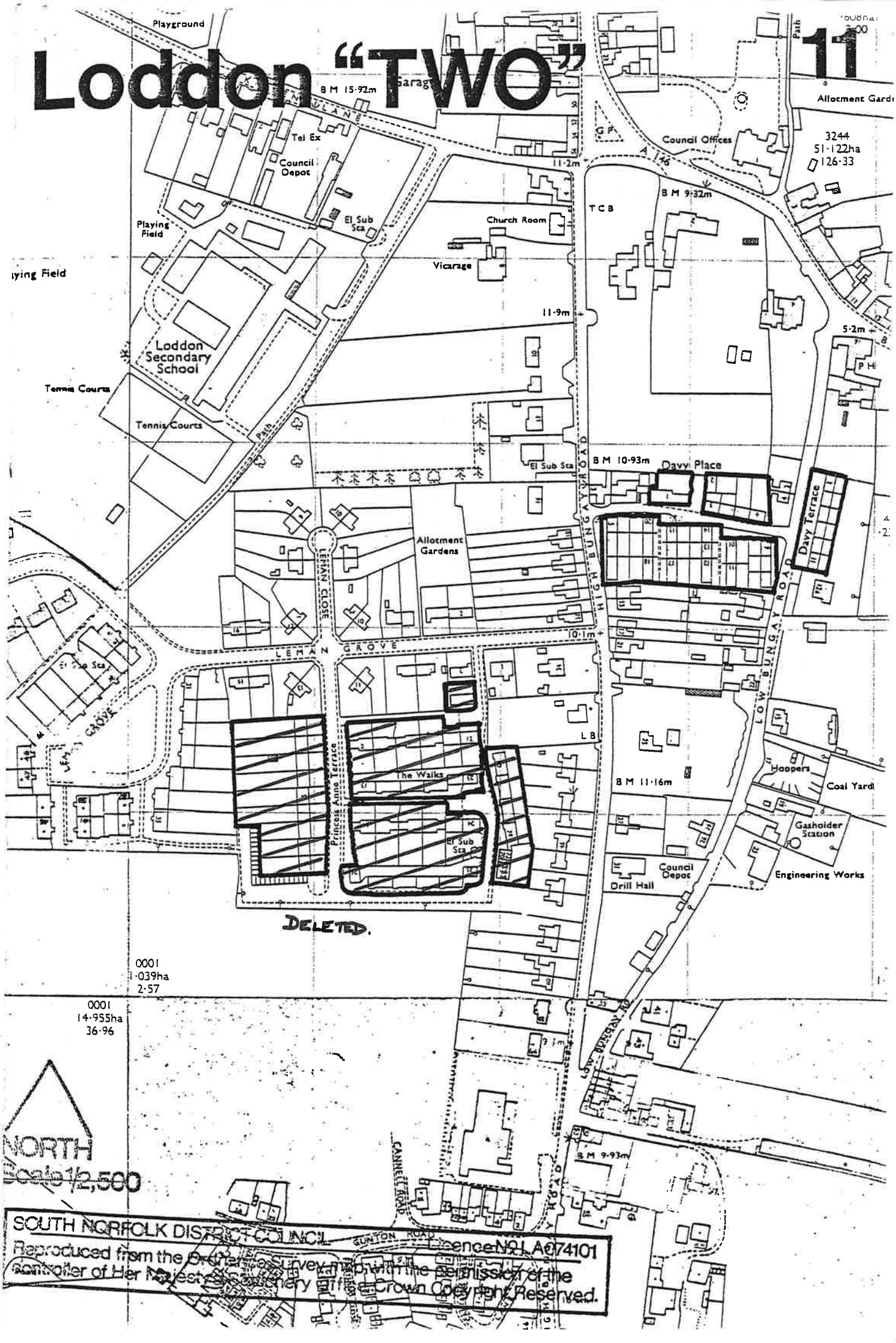
Signed by authority of the Secretary of State

A Richardson

*A Regional Controller in the Department of the Environment.

16 December 1986

Loddon "TWO"


Playground
B M 15·92m
Garage
Tel Ex
Council Depot
El Sub Sta
Playing Field
Playing Field
Loddon Secondary School
Tennis Courts
Tennis Courts
Path
Church Room
Vicarage
11·2m
11·9m
TCB
B M 9·32m
Council Offices
A 146
Allotment Gardens
3244
51·122ha
126·33
5·2m
PH
B M 10·93m
Davy Place
Davy Terrace
HIGH BUNGAY ROAD
El Sub Sta
LEMAN CLOSE
LEMAN GROVE
10·1m
Allotment Gardens
Princess Anne Terrace
The Walks
El Sub Sta
LOW BUNGAY ROAD
L B
B M 11·16m
Hoppers
Coal Yard
Gasholder Station
Council Depot
Drill Hall
Engineering Works
DELETED.
0001
1·039ha
2·57
0001
14·955ha
36·96
B M 9·93m
CANNELL ROAD
GUNTON ROAD
NORTH
1/2,500
SOUTH NORFOLK DISTRICT COUNCIL
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