

CHORLEY BOROUGH COUNCIL

Direction under Article 4 of the Town and Country Planning  
General Development Order

WHEREAS Chorley Borough Council (hereinafter referred to as "the Council") being the appropriate Local Planning Authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1988, are of the opinion that the development of the description set out in the Schedule thereto should not be carried out on certain lands within and adjoining to Croston Conservation Area being lands shown and delineated by a solid black highlighted line on the plan annexed hereto unless permission thereof is granted on application made under the Town and Country Planning General Development Order, 1988.

NOW THEREFORE the 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 1988 shall not apply to development of the said land of the description set out in Schedule hereto

SCHEDULE

Development within the curtilage of a dwellinghouse

Class A                      A.     The enlargement, improvement or other alteration  
Permitted                      of a dwellinghouse

Development

Development                A.1    Development is not permitted by Class A if:-  
not permitted

(a)     the cubic content of the resulting  
building would exceed the cubic content  
of the original dwellinghouse:-

(i)     in the case of a terraced house in  
the case of a dwellinghouse on  
Article 1(5) land, by more than  
fifty cubic metres or ten per cent  
whichever is the greater;

(ii)    in any other case, by more than  
seventy cubic metres or fifteen  
per cent whichever is the greater;

(iii)   in any case, by more than 115  
cubic metres;

(b)     the height of the building enlarged,  
improved or altered would exceed in  
height the highest part of the roof of  
the original dwellinghouse;

(c) any part the building enlarged, improved or altered would be nearer to any highway which bounds its curtilage of the dwellinghouse than:-

(i) the part of the original dwellinghouse nearest to that highway; or

(ii) twenty metres whichever is nearest to the highway;

(d) the part of the building enlarged, improved or altered would be within two metres of the boundary of the curtilage of the dwellinghouse and would exceed four metres in height;

(e) the total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) would exceed fifty per cent of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(f) it would consist of or include the installation, alteration or replacement of a satellite antenna;

(g) it would consist of or include an erection of a building within the curtilage of a listed building; or

(h) it would consist of or include an alteration to any part of the roof.

A2. In the case of a dwellinghouse on any Article land, development is not permitted by Class A it would consist of or include the cladding of any part of the exterior with stone, artificial stone, timber, plastic or tiles.

Interpretation  
of Class A

A.3 For the purposes of Class A:-

(a) the erection within the curtilage of a dwellinghouse of any building with a cubic content greater than ten cubic metres shall be treated as the enlargement of the dwellinghouse for all purposes including calculated cubic content where:-

(i) the dwellinghouse is on Articular 1(5) land, or

(ii) in any other case, any part of that building would be within five metres of any part of the dwellinghouse;

- (b) Where any part of the dwellinghouse would be within five metres of an existing building within the same curtilage, that building shall be treated as forming part of the resulting building for the purpose of calculating the cubic content

Class B  
permitted  
development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

B1 Development is not permitted by Class B if:-

- (a) any part of the dwellinghouse would as a result of the works, exceed the height of the highest part of the existing roof;
- (b) any part of the dwellinghouse would, as a result of the works extend beyond the plan of any existing roof slop which fronts any highway;
- (c) it would increase the cubic content of the dwellinghouse by more than forty cubic metres, in the case of a terraced house, or fifty cubic metres in any other case;

(d) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse -

(i) in the case of a terrace house by more than fifty cubic metres of ten per cent, whichever is the greater;

(ii) in any other case, by more than seventy cubic metres or fifteen per cent, whichever is the greater, or

(iii) in any case, by more than 115 cubic metres; or

(e) the dwellinghouse is on land. Article 1(5).

Class C Permitted Development C. Any other alteration to the roof of a dwellinghouse.

Development not permitted C.1 Development is not permitted by Class C if it would result in a material alteration to the shape of the dwellinghouse.

Class D Permitted Development D. The erection or construction of a porch outside any external door of a dwellinghouse.

Development  
not permitted

D.1 Development is not permitted by Class D if:-

- (a) the ground area (measured externally) of the structure would exceed three square metres;
- (b) any part of the structure would be more than three metres about ground level;
- (c) any part of the structure would be within two metres of any boundary of the curtilage of the dwellinghouse with a highway.

Class H  
Permitted  
development

H. The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

Development  
not permitted

H.1 Development is not permitted by Class F if:-

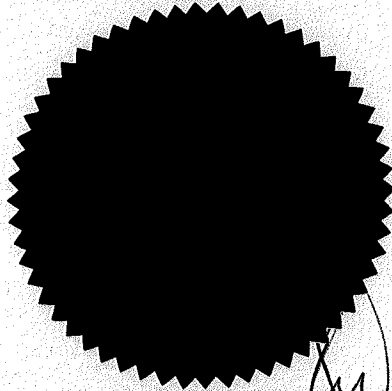
- (a) the size of the antenna (excluding any projecting feed element) when measured in any dimension would exceed ninety centimetres;
- (b) there is any other satellite antenna on the dwellinghouse or within its curtilage;

(c) the highest part of the antenna to be installed on a dwellinghouse would be higher than the highest part of the roof on which it would be installed.

Interpretation I. For the purpose of Part I:-  
of Part I

"resulting building" means the dwellinghouse as enlarged, improved or altered, taking into account any enlargement, improvement or alteration to the original dwellinghouse, whether permitted by this part or not.

GIVEN under the Common Seal of)  
the within named Chorley )  
Borough Council this )  
8th day of July 1993 )  
in the presence of:-



18004  
Planning 25.9.90 Item 10.

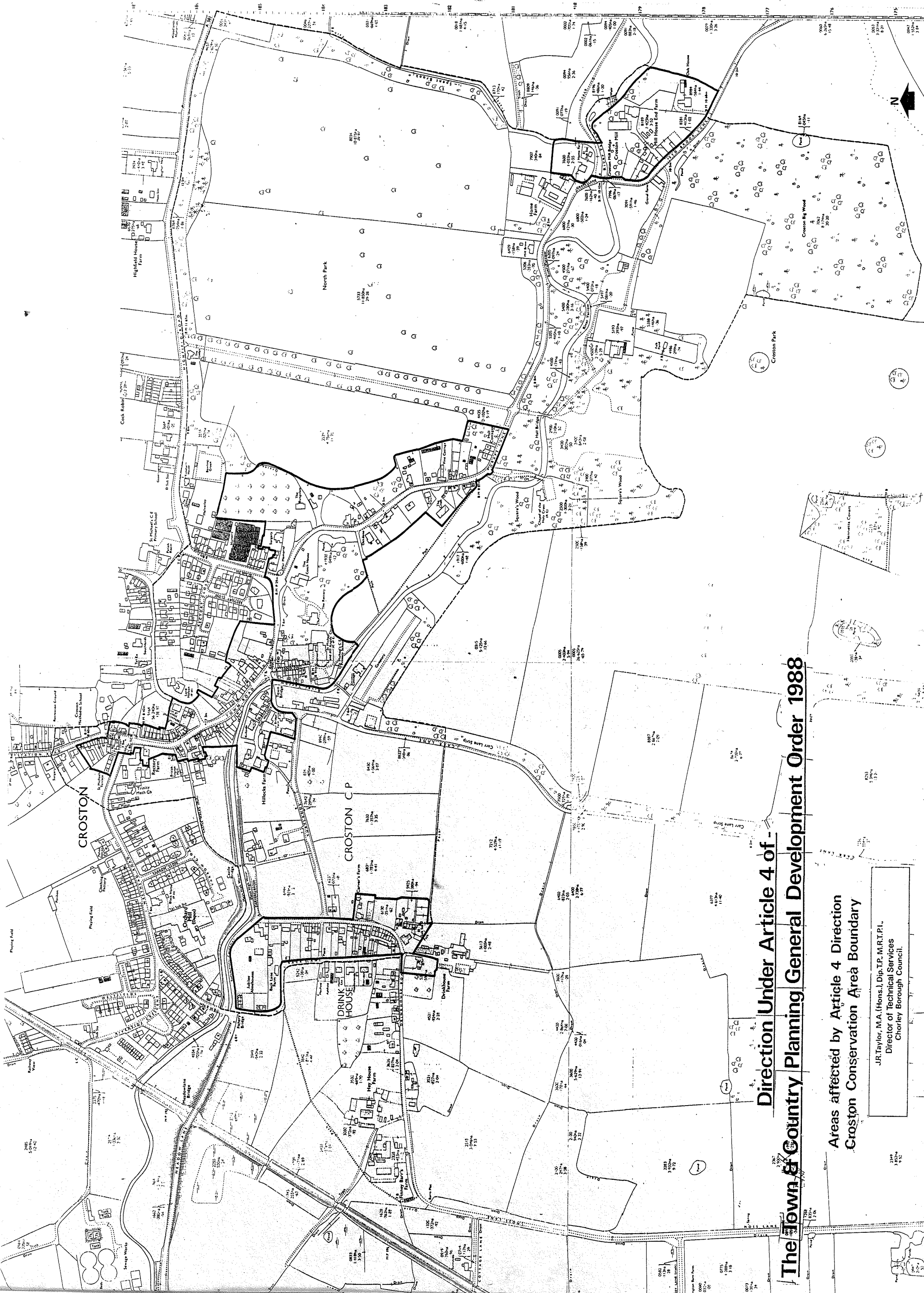
*[Handwritten Signature]*

\_\_\_\_\_  
Mayor

*[Handwritten Signature]*

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Borough Solicitor





**The Town & Country Planning General Development Order 1988**  
**Direction Under Article 4 of -**  
**Croston Conservation Area Boundary**

Areas affected by Article 4 Direction  
 Croston Conservation Area Boundary

J.R. Taylor, M.A. (Hons.), Dip. T.P., M.R.T.P.I.,  
 Director of Technical Services  
 Chorley Borough Council.