

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 AS AMENDED

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5 APPLIES

WATLANDS PARK CONSERVATION AREA

WHEREAS the Council of the Borough of Newcastle under Lyme being the appropriate local planning authority is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried on land shown edged red on the attached plan and further particularised at Schedule 2, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description(s) set out in Schedule 1 below.

THIS DIRECTION is made under article 4(1) of the said Order will come into force on 29th June 2017.

SCHEDULE 1

1. The enlargement, improvement or other alteration of a dwellinghouse, including windows, doors, sills, lintels and external joinery, being development comprising Class A, Part 1 of Schedule 2 to the said order and not being development comprised within any other class where the development would front a relevant location;
2. Alterations to the roof of a dwellinghouse, being development comprising Class C, Part 1 of Schedule 2 to the said order and not being development comprised within any other class where the development would front a relevant location.
3. The demolition, alteration, erection or construction of a porch outside any external door of a dwellinghouse, being development comprised in Class D, Part 1 of Schedule 2 to the said order and not being development comprised within any other class where the development would front a relevant location;
4. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development, where the means of enclosure would be within the curtilage of a house comprised in Class A of Part 2 of Schedule 2 to the said order and not being development comprised within any other class where the development would front a relevant location;
5. The demolition of a building and all or any part of a gate, wall or other means of enclosure, where the means of enclosure is within the curtilage of a dwellinghouse being development comprised in Class B and C of Part 11 of Schedule 2 to the said order and not being development comprised within any other class where the development would front a relevant location.

SCHEDULE 2

Watlands Park Conservation Area Property Schedule

1. The following dwellings would be affected by removal of Permitted Development rights relating to extensions; the provision of replacement windows and doors, porches; any alteration to the roof on front roof slopes; the removal of chimneys; and boundary treatments

26 – 42 (even) and 3 – 25, 31 - 33 Woodland Avenue
14 – 20, 30, 32 (even) and 13 – 23 & 43 (odd) Watlands Avenue
3 – 5, 9, 17 & 19 (odd) and 8 – 12 (even) Park Avenue
9 - 29 Marsh Avenue
1, 3, 61 - 81 (Newcroft Court) and 38, 62 Albert Terrace
18 & 20 23, 25, 27, 29, 41 – 45 High Street

2. The following properties would be affected by removal of Permitted Development rights for boundary treatments only including erection, alteration or demolition.


2, 20, 27 Woodland Avenue
1, 42, 44 Watlands Avenue
1, 11, 15, 2, 2a, 4 & 14a, 14b, 14c, 14d, 14e, 16 - 22 Park Avenue
4, 20 – 38 & Marsh Avenue
24 & 21, 31 – 39, 47 High Street

Made under the COMMON SEAL of THE BOROUGH COUNCIL OF NEWCASTLE-UNDER-LYME this
day of May 2017

The COMMON SEAL of THE
BOROUGH COUNCIL OF
NEWCASTLE-UNDER-LYME
is hereunto affixed in the
presence of:



Councillor


Authorised Signatory



Confirmed under the COMMON
SEAL of THE BOROUGH
COUNCIL OF NEWCASTLE-
UNDER-LYME this 29th day of
JUNE 2017



Councillor


Authorised Signatory



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Conservation
Area Boundary



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Newcastle Under Lyme Borough Council - 10019054 - 2018

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NEWCASTLE UNDER LYME
BOROUGH COUNCIL

Watlands Park Conservation Area Proposed Article 4 Direction April 2017

Key

- Buildings subject to Proposed Article 4 Direction

1:2,000 at print size A3

0 25 50 75 100 Metres

