

Confirmed by the Secretary of State on 30 January 1980

M E M O R A N D U M

To District Planning Officer
Attention of Forward Planning
and Administration
Local Land Charges
Enforcement Officers

Date: 18th February, 1980

From: Senior Legal Assistant

Ref: PL/10/1 E/95

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977
Article 4 Direction Order, 1980. Parley Common, West Parley

Please find attached copy of the Direction for your information.

The Order took effect on the 15th February, 1980, following publication
in the local press.



KN/LM

TOWN AND COUNTRY PLANNING

GENERAL DEVELOPMENT ORDER 1977

WHEREAS: the Council of the District of Wimborne being the appropriate Local Planning Authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 are of the opinion that development of the description set out in the Schedule hereto should not be carried out on land at Parley Common, West Parley near Wimborne being the land shown edged red on the plan annexed hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Order 1977.

AND WHEREAS: the Council are further of the opinion that development of the said description would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that the provisions of paragraph 1(b) of the said Article 4 should apply to this direction

NOW THEREFORE: the said 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 General Development Order 1977 shall not apply to development on the said land of the description set out in paragraph 1(b) of the said Article 4 and will come into force on the date on which Notice is served on the owner and occupier of every part of the land affected by the Direction after it has been approved by the Secretary of State for the Environment.

SCHEDULE

1. 1. The enlargement improvement or other alteration of a dwellinghouse so long as:-
 - (a) the cubic content of the original dwelling house (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or one-tenth whichever is the greater, subject to a maximum of 115 cubic metres:
 - (b) the height of the building as so enlarged altered or improved 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 altered or improved projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;

Provided that the erection of a garage, stable loosebox or coach-house within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwelling house for all purposes of this permission including the calculation of cubic contents.

2. The erection or construction of a porch outside any external door of a dwelling-house 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 erection, construction or placing, and the maintenance, improvement or other alteration, within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, garage, stable, loosebox or coach-house) 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 forwardmost part of any wall of the original dwellinghouse which fronts on a highway:

(b) the height does not exceed, in the case of a building with a ridged roof, 4 metres, or in any other case, 3 metres:

(c) the area of ground covered by buildings within the curtilage (other than the original dwellinghouse) does not thereby exceed one half 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 or the original dwellinghouse which fronts on a highway.

Being development comprised within Class I referred to in Schedule 1 to the said Order and not being development comprised within any other class.

1. 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.

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 or and Schedule I 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 Class II referred to in Schedule I to the said Order and not being development comprised within any other class.

3. The use of land (other than a building or the curtilage of a building) for any purpose or purposes except as a caravan site on not more than 28 days in total in any calendar year (of which not more than 14 days in total may be devoted to use for the purpose of motor car or motor cycle racing or for the purpose of holding markets) and the erection or placing of removable structures on the land for the purposes of that use.

Being development comprised within Class IV(2) referred to in Schedule 1 to the said Order and not being development comprised within any other class.

4. 1. The carrying out on agricultural land having an area of more than one acre and comprised in an agricultural unit of building or engineering operations requisite for the use of that land for the purposes of agricultural (other than placing on land of structures not designed for those purposes or the provision and alteration of dwellings) so long as :-

(a) the ground area covered by a building erected pursuant to this permission does not, either by itself or after the addition thereto of the ground area covered by an existing building or buildings (other than a dwellinghouse) within the same unit erected or in course of erection within the preceding two years and wholly or partly within 90 metres of the nearest part of the said building exceed 465 square metres;

(b) the height of any buildings or works does not exceed 3 metres in the case

of a building or works within 3 kilometres of the perimeter of an aerodrome nor 12 metres in any other case;

(c) no part of any buildings (other than moveable structures) or works is within 25 metres of the metalled portion of a trunk or classified road

2. The winning and working, on land held or occupied with land used or the purposes of agriculture of any minerals reasonably required for the purposes of that use including:-

(i) the fertilisation of the land so used, and

(ii) the maintenance, improvement or alteration of buildings or works

thereon which are occupied or used for the purposes aforesaid,

so long as no excavation is made within 25 metres of the metalled

portion of a trunk or classified road. Being development comprised

within Class VI referred to in Schedule I to the said Order and not

being development comprised within any other class.

5. The use of land, other than buildings and not within the curtilage of a dwelling-house, for the purposes of recreation or instruction by members of an organisation which holds a certificate of exemption granted under Section 269 of the Public Health Act 1936, and the erection or placing of tents on the land for the purposes of that use.

Being development comprised within Class V referred to in Schedule I to the said Order and not being development comprised within any other class.

6. The carrying out on land used for the purposes of forestry (including afforestation) of building and other operations (other than the provisions or alteration of dwellings) requisite for the carrying on of those purposes and the formation, alteration and maintenance of private ways on such land, so long as:-

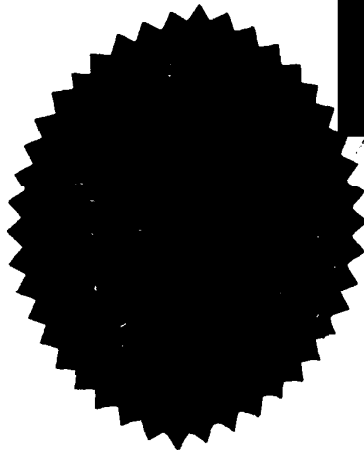
(a) the height of any buildings or works within 3 kilometres of the perimeter of an aerodrome does not exceed 3 metres;

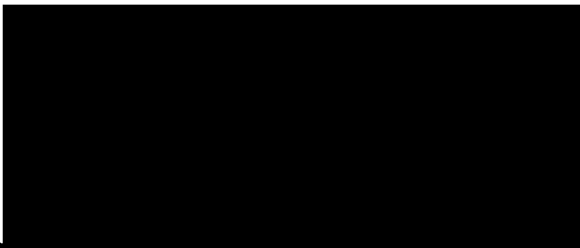
(b) no part of any buildings (other than moveable structures) or works is within 25 metres of the metalled portion of a trunk or classified road.

Being development comprised within Class VII referred to in Schedule I to the said Order and not being development comprised within any other class.

7. The use of land, other than a building, as a caravan site in any of the circumstances specified in paragraphs 2 to 9 (inclusive) of Schedule 1 to the Caravan Sites and Control of Development Act 1960 or in the circumstances (other than those relating to winter quarters) specified in paragraph 10 of the said Schedule.
- Being development comprises within Class XXII referred to in Schedule 1 to the said Order and not being development comprised within any other class.


Given under the Common Seal of the District Council of Wimborne this *thirteenth* day of *December* 1979




Chairman


Chief Executive

DET 34277
~~was~~ The Secretary of State for the Environment
hereby approves the foregoing direction.


Signed by authority
of the Secretary of
State

An Assistant Secretary
in the Department of
the Environment.

30 January 1980

WIMBORNE DISTRICT COUNCIL, Furzehill, Wimborne, Dorset
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