



SOUTHAMPTON CITY COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1990
GENERAL PERMITTED DEVELOPMENT ORDER 1995**

Direction under Article 4(2) of the General Permitted Development Order 1995 Restricting Permitted Development

RECITALS

- 1 Southampton City Council ("the Authority") is the local planning authority in respect of the area of land specified in this Direction.
- 2 The Authority is satisfied that it is expedient that the development described in Schedule 2 to the General Permitted Development Order 1995 ("the Order") as substituted by Article 3 of the General Permitted Development (Amendment) (No 2) Order 2008 and specified in this Direction should not be carried out unless permission is granted for it on an application.

NOW THEREFORE the Authority in pursuance of article 4 (2) of the Order and all other powers thereby enabling

DIRECTS THAT

- 1 The permission granted by article 3 of the Order shall not apply to development specified in the First Schedule to this Direction in the area specified in the Second Schedule to this Direction ("the Land").
- 2 This Direction does not require the approval of the Secretary of State because the Authority is satisfied that it is expedient that the particular development described in the First Schedule to this Direction should not be carried out upon the Land which is part of Portswood Residents' Gardens Conservation Area ("the Conservation Area") unless permission is granted for it on application because such development is likely to threaten the character or appearance of the Conservation Area.
- 3 This Direction shall, in accordance with Article 6(3) of the Order, come into force in respect of any part of the Land on the date on which notice of the making of the Direction is served on the occupier of that part of the Land or if there is no occupier, the owner. If the Authority consider that individual service on the owners or occupiers of the Land is impracticable or because it is difficult to identify or locate one or more of them then the Direction shall come into force in respect of any part of the Land on the date on which notice of the making of this Direction is first published by local advertisement pursuant to Article 6(1)(a).
- 4 This Direction shall expire at the end of six months from the date on which it was made unless it is confirmed by the Authority.
- 5 In deciding whether to confirm the Direction the Authority shall take into account any representation received within 21 days from the date of publication of the Notice of Direction by advertisement.

FIRST SCHEDULE

DEVELOPMENT FOR WHICH PLANNING PERMISSION WILL NOW BE REQUIRED

- 1 The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwelling house or on a building within the curtilage of the dwellinghouse.
- 2 Any of the following development which would front a highway, waterway or open space (open space being any land laid out as a public garden, or used for the purposes of public recreation or land which is a disused burial ground):-
 - (a) The enlargement, improvement or other alteration of a dwelling house (including the size, shape and design of windows, doors and other openings, porches and porticoes, timberwork, brick and stonework, stucco, rainwater goods, extensions and the application of cement or pebbledash render);
 - (b) The alteration or addition to the roof of a dwellinghouse to insert or make roof lights or dormer windows;
 - (c) The erection or construction of a porch outside any external door of a dwellinghouse;
 - (d) The provision, within the curtilage of a dwellinghouse of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such or the maintenance, improvement or other alteration of such a building or enclosure (if such development fronts a highway but not to include development fronting a waterway or open space);
 - (e) The provision, within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such (including paths and hardstandings) or the replacement in whole or part of such a surface;
 - (f) The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within its curtilage (if the part of the building or other structure on which the antenna is to be installed or altered or replaced fronts a highway but not to include such development fronting a waterway or open space);
 - (g) The erection, construction, improvement, alteration or demolition of a gate, fence, wall or other means of enclosure (whether in whole or part) within the curtilage of the dwellinghouse;
 - (h) The painting of the exterior of a dwellinghouse or a building or enclosure within the enclosure within the curtilage of a dwellinghouse (including the painting over of unpainted brick or stonework but excluding the painting of doors, windows and other joinery items).

The above 1 and 2 (a)-(h) all being development comprised within classes A, C, D, E, F, G and H of Part 1 and classes A and C of Part 2 and class B of Part 31 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, and not being development comprised within any other classes and which would front onto a highway, waterway or open space (save as excluded above).

SECOND SCHEDULE

RESIDENTIAL DWELLING HOUSES TO WHICH THIS DIRECTION RELATES

The residential dwelling houses to which this Direction relates are those situated within the Portswood Residents Gardens Conservation Area and are: -

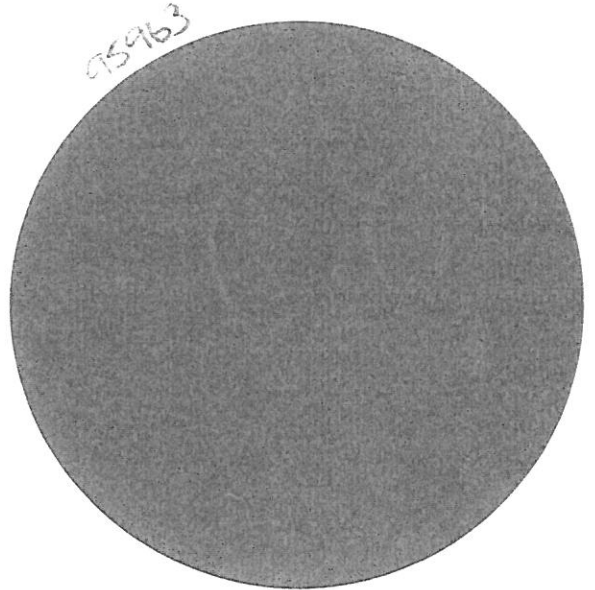
- (1) all the residential dwelling houses in Brookvale Road (north and eastside, even numbers) except for numbers 4, 6 (The Smile Centre), 40, 42, and numbers 1 -7 (inclusive) Brookfield Place;
- (2) all residential dwelling houses in Abbots Way except for numbers 16A, 19, 20A, 27A and 29A;
- (3) all residential dwelling houses in Russell Place except for numbers 1, 3 and 5.
- (4) all residential dwelling houses between numbers 112 to 132 (inclusive) in Highfield Lane (south-side), including the following properties of Highfield Lane in The Drive and The Cut namely 'Oak Cottage', 'Tula', 'Lepe Cottage', 'Brookvale (Farm) Cottage' and the 'The Croft'.

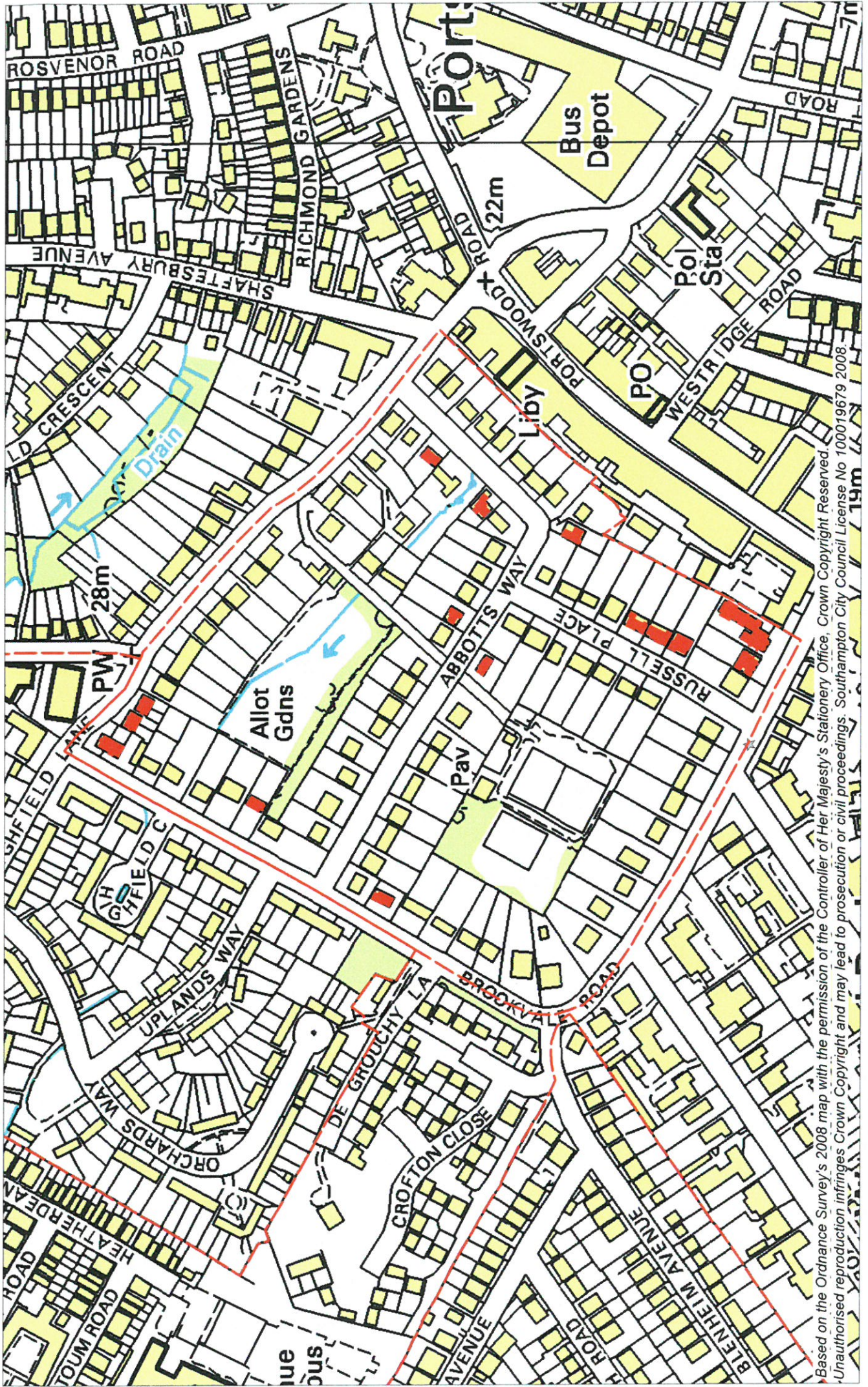
GIVEN UNDER THE COMMON SEAL
of SOUTHAMPTON CITY COUNCIL
this 11th day of February 2009

in the presence of:-



Authorised Signatory





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