



Departments of the Environment and Transport

South West Regional Office

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JNW

City Clerk
City Clerk's Department
The Council House
College Green
BRISTOL
BS1 5TR

Your reference

NMP/JES

Our reference

SW/P/5117/19/2

Date

26 July 1982

Sir

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS
1977 AND 1981
DIRECTION UNDER ARTICLE 4 - LAND AT SHERRIN WAY, BRISTOL

I am directed by the Secretary of State for the Environment to refer to your letter of 27 July 1981 and to return herewith one copy of the direction endorsed with his approval.

The Council's attention is drawn to the provisions of articles 4(5) and 4(6) of the General Development Order which relate to the publication or service of notice of the direction.

I am Sir
Your obedient Servant

R M Bone

R M BONE

18751
29 JUL 1982
File No. _____
Ans'd _____
Ask'd _____

CITY COUNCIL OF BRISTOL

S/352F

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS the City Council of Bristol being the district planning authority for their District are satisfied that it is expedient that development of the description(s) set out in the Schedule hereto should not be carried out on 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.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by Article 4 of the Town and Country Planning General Development Order 1977 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 the Schedule hereto

SCHEDULE

LAND AT SHERRIN WAY

CLASS I - Development within the curtilage of a dwellinghouse

1. The enlargement, improvement or other alteration of a dwelling house so long as :
- (a) the cubic content of the original dwelling house (as ascertained by external measurement) is not exceeded by more than -
 - (i) in the case of a terrace house, 50 cubic metres or ten per cent, whichever is the greater; or
 - (ii) in any other case, 70 cubic metres or fifteen per cent, whichever is the greater,subject (in either case) 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 two metres from any boundary of the curtilage of the dwellinghouse has, as a result of the development, a height exceeding four metres;

- (e) the area of ground covered by buildings within the curtilage (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 or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including the calculation of cubic content) if any part of that building lies within a distance of five metres from any part of the dwellinghouse;
- (b) the erection of a stable or loose-box anywhere within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including the calculation of cubic content);
- (c) 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 dwellinghouse as enlarged, improved or altered (whether such enlargement, improvement or alteration was carried out in pursuance of this permission or otherwise);
- (d) where any part of the dwellinghouse will, as a result of the development, lie within a distance of five metres from an existing garage or coachhouse, that building shall (for the purpose of the calculation of cubic content) be treated as forming part of the dwellinghouse as enlarged, improved or altered; and
- (e) the limitation contained in sub-paragraph (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 if 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.

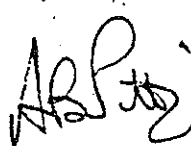
The erection or construction of a porch outside any external door of a dwellinghouse so long as:

- (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 2 metres from any boundary of the curtilage which fronts on a highway.

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.

The Common Seal of the
City Council of Bristol
was hereunto affixed
in the presence of :-

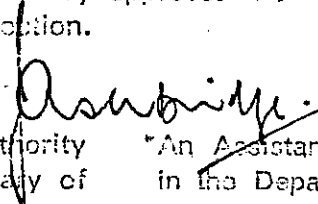
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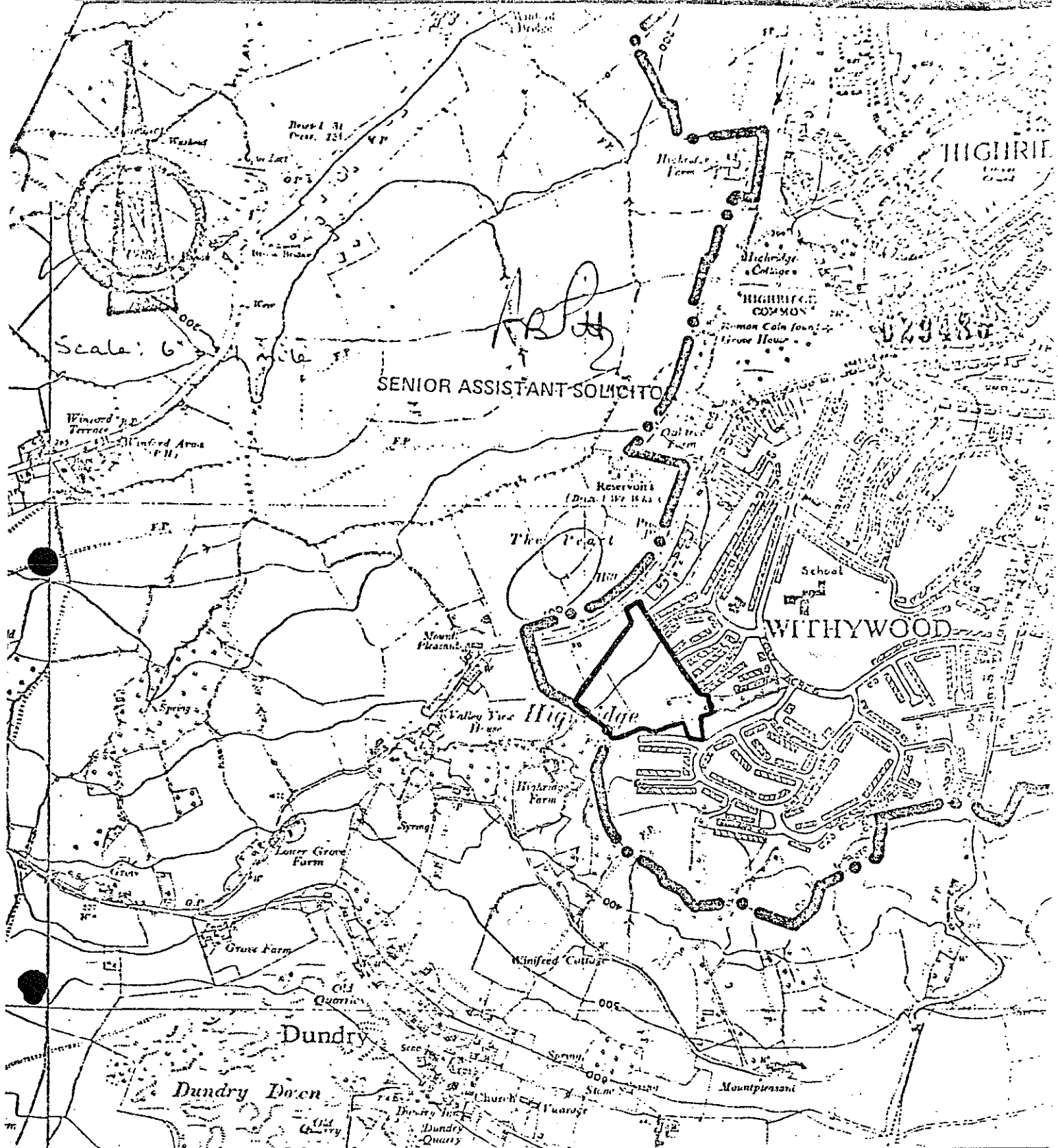

SENIOR ASSISTANT SOLICITOR
Principal Solicitor

The Secretary of State for the
Environment hereby approves the
foregoing direction.

Signed by authority
of the Secretary of
State

26 July 1982


An Assistant Secretary
in the Department of
the Environment



Scale: 6 Miles

A.B.L.

SENIOR ASSISTANT SOLICITOR

HIGHRIE

WITHYWOOD

Dundry

Dundry Down

Article 4 Direction -
Land at Sherrin Way

