

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING ACT

GENERAL DEVELOPMENT ORDER 1977 (as Amended)

WHEREAS the West Oxfordshire District Council being the District Planning Authority for the ~~said~~ <sup>of West Oxfordshire</sup> District, is satisfied that it is expedient that development of the description set out in Schedules 1 to 6 hereto should not be carried out on the land situate at Great Tew in the County of Oxfordshire which land is shown edged Red on the plan annexed hereto unless permission is granted on an application in that behalf

NOW THEREFORE the ~~said~~ West Oxfordshire District Council in pursuance of the powers conferred upon it by Article 4 of the ~~said~~ Town and Country Planning General Development Order 1977 (as amended) <sup>and as it extends to a Conservation Area</sup> hereby directs that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in Schedules 1 to 6 <sup>hereto</sup> being development comprised in Classes I, II, VI.1, XIII.1, XIV, XXIV. (1) <sup>(except paragraph 1.2 A)</sup> ~~(a)-(f) inclusive~~ referred to in ~~the First Schedule~~ <sup>I</sup> to the said Order and not development comprised in any other class.

Given under the Common Seal of the West Oxfordshire District Council this

5<sup>th</sup>

day of

June

1986

## SCHEDULE 1

### Class I

1. The enlargement improvement or other alteration of a dwellinghouse ~~so~~  
~~long as:~~

- (a) the cubic content of the original dwellinghouse (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 greatersubject (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 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 the building lies within the 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 original dwellinghouse from 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 subparagraph (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 of 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 3 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 stable or loose-box) 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) in the case of a garage or coachhouse no part of the building is within a distance of five metres from any part of the dwellinghouse:
- (c) the height does not exceed in the case of a building with a ridged roof 4 metres or in any other case 3 metres:
- (d) 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)~~

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~~

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#### Class VI

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~~(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 of ~~the original dwellinghouse which fronts on a highway~~  
(except paragraph 1.2A)  
being development comprised within Class I, referred to in ~~the first~~ Schedule 1 to ~~of~~ the said Order and not development comprised in any other class

## SCHEDULE 2

### Class II

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 of ~~the~~ Schedule 1 to ~~this~~ <sup>the</sup> 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 ~~the first~~ Schedule 1 to ~~of~~ the said Order and not development comprised in any other class, ~~except where~~  
~~the colour of paint corresponds to a colour agreed by the local planning authority~~

## SCHEDULE 3

### ~~Class VI.1~~

1. The carrying out on agricultural land having an area of more than one acre and comprised in an agricultural unit or building or engineering

operations requisite for the use of that land for the purposes of agriculture (other than the 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 any existing building or buildings (other than a dwellinghouse) within the same unit erected or in course of erection within the preceeding 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~~ being development comprised within Class VI.1 referred to in the First Schedule <sup>1 to</sup> of the said Order and not development comprised in any other class

#### SCHEDULE 4

##### Class XIII.1

1. The erection or construction and the maintenance improvement or other alteration by a local authority of:-

(i) such small ancillary buildings, works and equipment as are required on land belonging to or maintained by them, for the purposes of any functions exercised by them on that land otherwise than as statutory undertakers;

(ii) lamp standards, information kiosks, passenger shelters and seats, telephone boxes, fire alarms, public drinking fountains,

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##### Class XIV

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##### Class XVI

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horse-troughs, refuse bins or baskets, barriers for the control of persons waiting to enter public vehicles and such similar structures or works as may be required in connection with the operation of any public service administered by them.

being development comprised within Class XIII.1 referred to in ~~the first~~ Schedule<sup>1 to</sup> of the said Order and not development comprised in any other class

#### SCHEDULE 5

##### Class XIV

1. The carrying out by a local highway authority ~~or the Greater London Council~~ of any works required for or incidental to the maintenance or improvement of existing highways being works carried out on land outside but abutting on the boundary of the highway

being development comprised within Class XIV referred to in ~~the first~~ Schedule<sup>1 to</sup> of the said Order and not development comprised in any other class

#### SCHEDULE 6

##### Class XXIV.(1) (a)-(f)

1. The carrying out of development by or on behalf of a telecommunications code system operator ~~where the development is being carried out either~~ <sup>(except in cases of emergency or described in paragraphs (1) (c) and (d) as permitted under class XXIV referred to in Schedule 1 to the said order)</sup>

~~(a) on land occupied by the operator in respect of which he is the estate~~

owner in respect of the fee simple or he holds a lease granted for a term of not less than 10 years: or

(b) in pursuance of a right conferred on the operator under the telecommunications code and in accordance with any conditions relating to the application of that code which have been imposed by the terms of his licence

and for the purposes of the operator's telecommunication system and where the

~~development is within any of the following descriptions:-~~

- (1) the installation alteration or replacement in on over or under land of any telecommunication apparatus where -
    - (a) in the case of the installation of apparatus (other than on a building or other structure) the apparatus does not exceed a height of 15 metres above ground level:
    - (b) in the case of the alteration or replacement of apparatus already installed (other than apparatus installed on a building or other structure) the apparatus does not when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level whichever is the greater:
    - (c) in the case of the installation alteration or replacement of apparatus on a building or other structure the height of the apparatus (taken by itself) does not exceed:-
      - (i) 15 metres where it installed or is to be installed on a building or other structure which has a height of 30 metres or more: or
      - (ii) 10 metres in any other case:
    - (d) in the case of the installation alteration or replacement of apparatus on a building or other structure the highest part of the apparatus when installed altered or replaced does not exceed the height of the highest part of the existing building or structure by more than
      - (i) 10 metres in the case of a building or structure which is 30 metres or more high
      - (ii) 8 metres in the case of a building or structure which is more than 15 metres but less than 30 metres high: or
      - (iii) 6 metres in any other case
    - (e) in the case of the installation alteration or replacement of any
- ~~apparatus other than a mast any kind of antenna a public call box or~~

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~~any apparatus which does not project above the level of the surface of the ground or base area of the structure does not exceed 1.5 square metres~~

- (f) in the case of the installation alteration or replacement of any microwave antenna or any apparatus which includes or is intended for the support of such an antenna on a building or other structure
- (i) the building or other structure on which the antenna is installed or is to be installed exceeds a height of 15 metres
  - (ii) the size of the antenna when measured in any dimension does not exceed 1.3 metres (excluding any projecting feed element)
  - (iii) the development does not result in the presence on the building ~~or structure of more than two microwave antennas~~

being development comprised within Class XXIV.(1) ~~(a)-(f) inclusive~~ referred to in ~~the first~~ <sup>1<sup>st</sup></sup> Schedule of the said Order and not development comprised in any other class.

THE COMMON SEAL of WEST

OXFORDSHIRE DISTRICT COUNCIL

was hereunto affixed in the presence of:-

*Margaret A. Wase*  
Vice-Chairman

5th June 1986

*M. J. R. R.*

Deputy Clerk of the Council

5th June 1986

The Secretary of State for the Environment hereby approves the foregoing direction subject to the modifications shown in red ink thereon.

Signed by authority  
of the Secretary of  
State

14 May 1987

*[Signature]*  
\*An Assistant  
Secretary in the  
Department of the  
Environment

DATED 5th June 1

1986

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GENERAL DEVELOPMENT ORDER 1977

(As Amended)

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West Oxfordshire District Council Permitted  
Development (Great Tew No.1) Direction 1986

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M J ABBEY

Solicitor

West Oxfordshire

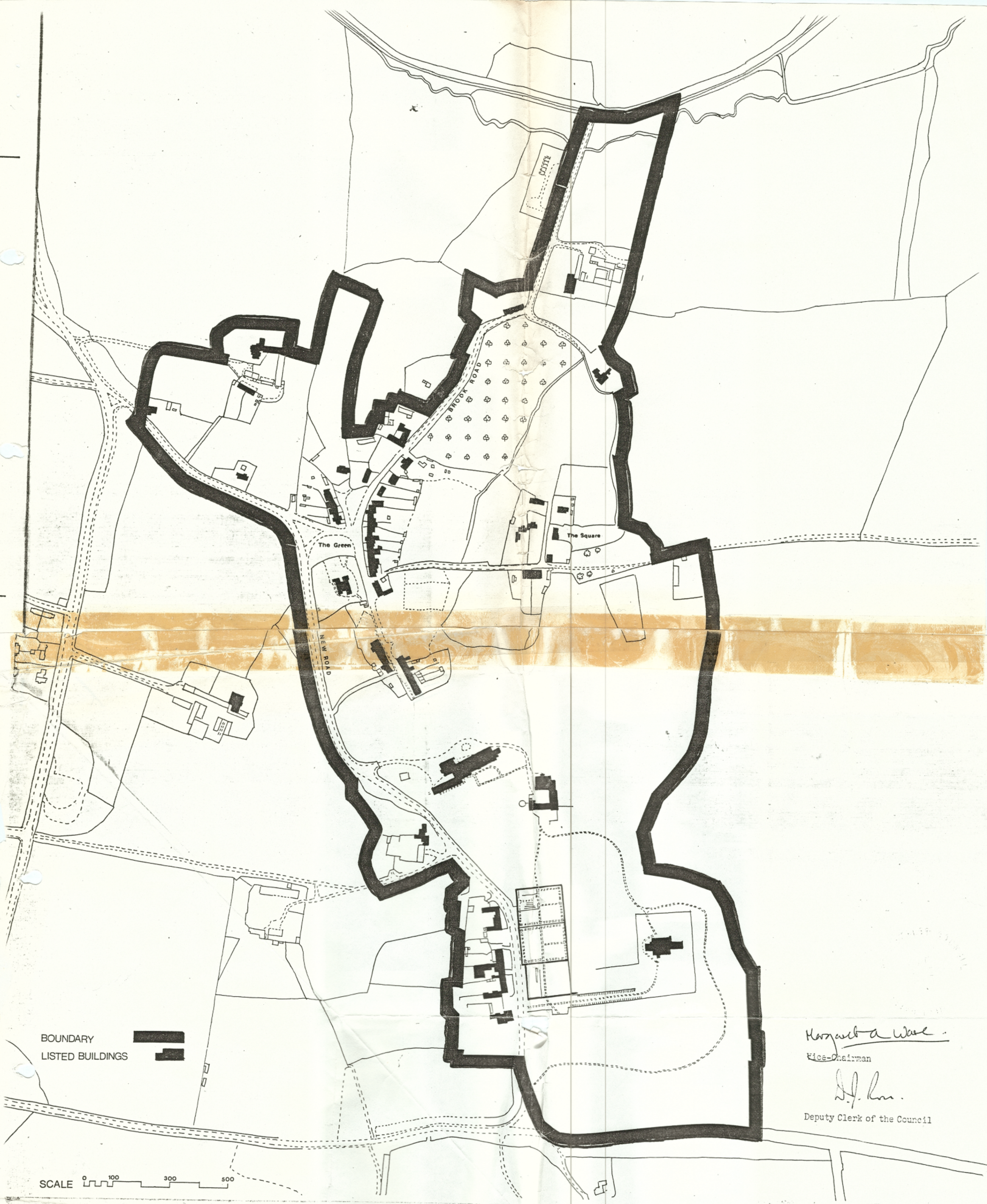
District Council

Council Offices

Woodgreen

Witney Oxon OX8 6NB





# GREAT TEW CONSERVATION AREA

West Oxfordshire District Council 23.8.78