

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977 AS AMENDED

WEST OXFORDSHIRE DISTRICT COUNCIL

(PERMITTED DEVELOPMENT) (WITNEY NO.1) DIRECTION 1985

W H E R E A S the West Oxfordshire District Council being the district planning authority for the area of the West Oxfordshire District are satisfied that it is expedient that development of Class I (1) and (3) specified in the First Schedule to the Town and Country Planning General Development Order 1977, as amended, should not be carried out on land in the said District known as Plot 53 Newland Mill, Newland, Witney, Oxfordshire, which is shown edged red on the plan annexed hereto unless permission is granted on an application in that behalf and are of the opinion that the said development would constitute a threat to the amenities of their area.

N O W   T H E R E F O R E The West Oxfordshire District Council in pursuance of the powers conferred upon them by Article 4(3)(b) of the Town and Country Planning General Development Order 1977, as amended, HEREBY DIRECT that the permission granted by Article 3 of the said Order shall not apply to development of Class I (1) and (3) specified in the First Schedule to the said Order which is set out in the Schedule hereto on the land known as Plot 53 Newland Mill, Newland, Witney, Oxfordshire, which is shown edged red on the plan annexed hereto.

This Direction may be cited as the "West Oxfordshire District Council (Permitted Development) (Witney No.1) Direction 1985 and will remain in force for six months from the date hereof and shall then expire unless it has before the termination of the said six months been approved by the Secretary of State for the Environment Given under the Common Seal of the West Oxfordshire District Council

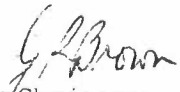
this 10<sup>th</sup> day of July One thousand nine hundred and eighty five.

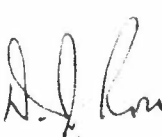
THE COMMON SEAL of


WEST OXFORDSHIRE DISTRICT COUNCIL

was hereunto affixed in the

presence of:-

  
Vice Chairman

  
Chief Executive

  
Deputy Clerk of the Council.



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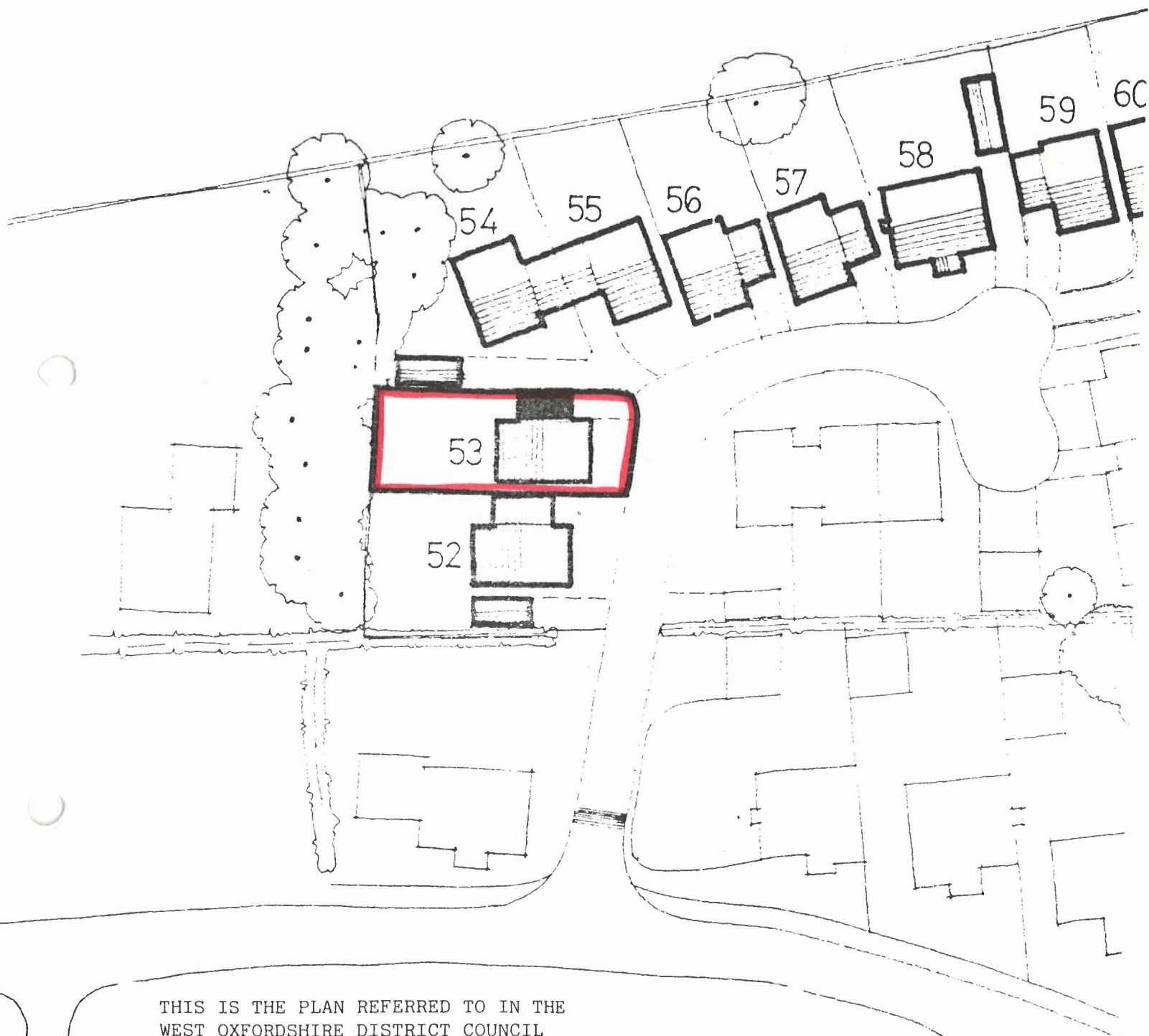
The Secretary of State for the Environment  
hereby approves the foregoing direction.

A handwritten signature in black ink, appearing to read 'L. Thompson', written over the printed title.

Signed by authority  
of the Secretary of  
State

An Assistant Secretary  
in the Department of  
the Environment.

16 August 1985



THIS IS THE PLAN REFERRED TO IN THE  
WEST OXFORDSHIRE DISTRICT COUNCIL  
(PERMITTED DEVELOPMENT) (WITNEY No 1)  
DIRECTION 1985 DATED

10<sup>th</sup> July 1985

*G. Brown*  
VICE CHAIRMAN

*D. J. R. R. R.*  
CHIEF EXECUTIVE

*Deputy Clerk of  
the Council*



S C H E D U L E

(being development comprised within Class I (1) and (3) referred to in the First Schedule to the said Order and not being development comprised within any other Class)

Class I - Development within the curtilage of a dwellinghouse

1. The enlargement, improvement or other alternation 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 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 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 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 of the original dwellinghouse, or the alteration of enlargement of an existing window; or
- (ii) any other alterations to any part of the roof of the original dwellinghouse.

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.