

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS

1. The Dover District Council in the County of Kent (hereinafter referred to as "the District Council") is the appropriate local planning authority within the meaning of article 4 of the Town and Country Planning General Development Order 1977.

2. The District Council is of the opinion that development of the descriptions set out in the Schedule hereto should not be carried out on land between Mill Lane/St. Andrews Gardens and Eythorne Road/Bernards Gardens Shepherds Well such land being shown coloured pink on the plan annexed hereto (hereinafter referred to as "the land") unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1977.

AND WHEREAS the District Council are further of the opinion that development of the said descriptions 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 3(b) of the said article 4 should apply to this direction.

NOW THEREFORE the District Council in pursuance of the powers conferred upon it by the said Article 4 HEREBY DIRECTS that the permission granted by Article 3 of the Town and Country Planning General Development Order 1977 shall not apply to development on the said land of the descriptions set out in the Schedule hereto.

THIS DIRECTION is made in pursuance of the provisions of paragraph 3(b) of the said Article 4 and shall remain in force until the 20th day of October 1978 (being six months from the date of this direction) and will then expire unless it has been approved by the Secretary of State for the Environment before that date

SCHEDULE

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 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 dwellinghouse for all purposes of this permission including the calculation of cubic contents

2. 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 loose-box 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 four 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

DATED 20th April 1978

DOVER DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING

DOVER DISTRICT COUNCIL
(SHEPHERDSWELL) TOWN AND COUNTRY
PLANNING DIRECTION NO. 3. 1978

3. The erection or construction of gates fences walls or other means of enclosure not exceeding one metre in height where abutting on a highway used by vehicular traffic or two 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.

Being development comprised within Classes I(1) and (3) and Class II (1) of the First Schedule to the Town and Country Planning General Development Order 1977 and not being development comprised within any other class.

Given under the Common Seal of the Dover District Council this 20th day of April 1978.

THE COMMON SEAL of)
DOVER DISTRICT COUNCIL)
was hereunto affixed in)
the presence of:-)



Hesley Cumberland

1255

Director of Legal
and Administrative Services

DET 30530

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

M. Thompson

Signed by authority
of the Secretary of
State

16 May 1978

A. Regional Controller
in the Department of
the Environment.

[illegible]

Director of Planning

Director of Legal
and Administrative Services

