

CITY OF BRADFORD METROPOLITAN COUNCIL
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS
1973 TO 1976
ARTICLE 4 DIRECTION (SALTAIRE)

WHEREAS City of Bradford Metropolitan Council (hereinafter called "the Council") being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1973 are satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out in the area shown surrounded by a broken black line on the plan annexed hereto (which area forms part of the area designated as a Conservation Area in June One thousand nine hundred and seventy one and shown surrounded by an unbroken black line on the aforementioned plan) unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1973 as amended

NOW THEREFORE the Council in pursuance of the powers conferred upon them by Article 4 of the Town and Country Planning General Development Order as amended hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the Schedule hereto

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 fifty cubic metres or one-tenth whichever is the greater, subject to a maximum of One hundred and fifteen 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 or construction of a porch outside any external door of a dwellinghouse so long as:
 - (a) the floor area does not exceed two square metres;
 - (b) no part of the structure is more than three metres above the level of the ground;
 - (c) no part of the structure is less than two metres from any boundary of the curtilage which fronts on a highway

DATED 21st December 1976

CITY OF BRADFORD METROPOLITAN
COUNCIL

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDERS 1973 TO 1974

ARTICLE 4 DIRECTION
(SALTAIRE)

AI/DE/LW

A R Sykes
Chief Solicitor
City Hall
BRADFORD
BD1 1HY

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, garage, stable, loosebox (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, three 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

4. THE construction within the curtilage of a dwellinghouse of a hard-standing 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 Three thousand five hundred litres;
- (b) no part of the tank is more than three 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

All being development comprised within Class I referred to in Schedule I to the said Order and not being development comprised within any other Class

6. THE erection or construction of gates, fences, wall 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, wall 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

7. 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 I to this Order (other than under this class)

8. THE painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction

All being development comprised within Class II referred to in Schedule I to the said Order and not being development comprised within any other Class

THE COMMON SEAL of
City of Bradford Metropolitan Council
was hereunto affixed the 21st day
of December 1976 in the presence of:-


Chief Solicitor



SALTIRE CONSERVATION AREA

NOTATION

--- Area of Article 4 Direction