

RUSHMOOR BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015 (as amended) ("the Order")

DIRECTION MADE UNDER ARTICLE 4(1)

WHEREAS Rushmoor Borough Council ("the Council") being the appropriate local planning authority within the meaning of Article 4(5) of the Order are satisfied that the Direction of 14th February 1978 entitled Direction under Article 4 – No.1, Land at Pinewood Park Estate, Cove made by the Hart District Council relating to Pinewood Park restricting development of specified kinds unless planning permission under the Town and Country Planning Acts 1971 and 1990 is granted is no longer necessary.

NOW THEREFORE the Council under and in accordance with Article 4(1) of the Order hereby directs that the permission for the classes of development described as permitted development in Schedule 2 to the Order by virtue of Article 3 of the Order should apply to the said Pinewood Park and be granted as set out in the Schedule to this Direction and that the Direction of 14th February 1978 is cancelled with effect from the date of the confirmation of this Direction.

SCHEDULE

Land at Pinewood Park as set out in the Direction of 14th February 1978 and shown edged with a thick black line on the plan annexed to that Direction, a copy of which is attached to this Direction.

MADE under the Common Seal of)
)
RUSHMOOR BOROUGH COUNCIL)

44/2020

This 14th day of February 2020

In the presence of 
Corporate Manager – Legal Services

CONFIRMED under the Common Seal)
)
of RUSHMOOR BOROUGH COUNCIL)

117/20

This 24th day of July 2020

In the presence of 

~~Corporate Manager – Legal Services~~
EXECUTIVE DIRECTOR

DATED

14th February, 1978

HART DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977

DIRECTION UNDER ARTICLE 4 - NO. 1

LAND AT PINEROOD PARK ESTATE, COVE

WHEREAS :

(1) Article 3 of the Town and Country Planning General Development Order 1977 (hereinafter called 'the Order') permits the following development (inter alia) being respectively contained in the First Schedule to the Order :

Class I - Development within the curtilage of a dwellinghouse

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 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.

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, 4 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.

Class II - Sundry minor operations

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 and Schedule I to this 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.

(2) The Hart District Council (hereinafter called 'the Council') are the Local Planning Authority for the land specified in the Second Schedule hereto.

(3) The Council are satisfied that it is expedient that the development specified in the First Schedule hereto should not be carried out on the land specified in the Second Schedule hereto unless permission therefor is granted on application made under the Order NOW THEREFORE the 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 Order shall not apply to the development specified in the First Schedule hereto in respect of the land specified in the Second Schedule hereto.

FIRST SCHEDULE

All development specified in Classes I (1) and (3) and II (1) of the First Schedule to the Town and Country Planning General Development Order 1977

SECOND SCHEDULE

The land situate at Pinewood Park Estate, Cove in Hampshire shown within a thick black line on the plan annexed hereto

THE COMMON SEAL of THE HART DISTRICT COUNCIL was hereunto affixed this *fourteenth* day of *February*, 19 *twenty eight* One Thousand Nine-Hundred and *eighty eight* in the presence of:

twenty eight



Member of the Council

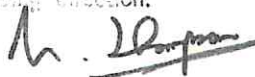


Director of Administration



DET 30457

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



Signed by authority of the Secretary of State

An Assistant Secretary in the Department of the Environment.

12 MAY 1978

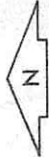
HART DISTRICT COUNCIL

Town & Country Planning Act 1971
Town & Country Planning General Devt. Order 1977
Article 4 Direction

PINEWOOD PARK ESTATE,
SANDY LANE,
COVE,
HAMPSHIRE.

Hawley Common

Pinewood
County Junior Mixed
& Infant School



Scale 1:1250
November 1976

[Signature]
Member of the Council
[Signature]
Town Director of Administration



This is the plan referred to in the Sandy Cove