

MID SUSSEX DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) ORDER 1995

WHEREAS the MID SUSSEX DISTRICT COUNCIL of Oaklands Oaklands Road Haywards Heath in the County of West Sussex (hereinafter called "the Council") as Local Planning Authority is satisfied that it is expedient that development of the description set out in the First Schedule hereto should not be carried out on any land or premises in the area shown edged red on the plan annexed hereto unless permission therefor is granted upon an application duly made in that behalf

NOW THEREFORE the Council in pursuance of the powers conferred upon it by Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 HEREBY DIRECTS that the permission granted by Article 3 of the Order (as set out in the First Schedule) shall not apply to development on the land and premises shown edged red on the plan annexed hereto (or any part thereof)

This Direction may be cited as the "MID SUSSEX DISTRICT CUCKFIELD CONSERVATION AREA ARTICLE 4(2) DIRECTION 1995"

FIRST SCHEDULE

"Permitted Developments" that are restricted by this Article 4(2) Direction

- (a) Class A of Part 1 of the Second Schedule hereto consisting of the enlargement improvement or other alteration of a dwellinghouse where any part of the enlargement improvement or alteration would front a highway waterway or open space
- (b) Class C of Part 1 of the Second Schedule hereto where the alteration would be to a roof slope which fronts a highway waterway or open space

- (c) Class D of Part 1 of the Second Schedule hereto where the external door in question fronts a highway waterway or open space
- (d) Class E of Part 1 of the Second Schedule hereto where the building or enclosure swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained improved or altered would front a highway waterway or open space
- (e) Class F of Part 1 of the Second Schedule hereto where the hard surface would front a highway waterway or open space
- (f) Class H of Part 1 of the Second Schedule hereto where the part of the building or other structure on which the satellite antenna is to be installed altered or replaced fronts a highway waterway or open space
- (g) Part 1 of the Second Schedule hereto consisting of the erection alteration or removal of a chimney on a dwellinghouse or on a building within the curtilage of a dwellinghouse
- (h) Class A of Part 2 of the Second Schedule hereto where the gate fence wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a highway waterway or open space
- (i) Class C of Part 2 of the Second Schedule hereto consisting of the painting of the exterior of any part which fronts a highway waterway or open space of -
 - (i) a dwellinghouse or
 - (ii) any building or enclosure within the curtilage of a dwellinghouse
- (j) Class B of Part 31 of the Second Schedule hereto where the gate fence wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a highway waterway or open space

SECOND SCHEDULE

Details of the aforementioned Classes

Part 1

Development within the curtilage of a dwellinghouse

Class A

- | | | |
|------------------------------|-----|--|
| Permitted
development | A. | The enlargement improvement or other alteration of a dwellinghouse |
| Development
not permitted | A.1 | Development is not permitted by Class A if - |
- (a) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse -
 - (i) in the case of a terrace house or in the case of a dwellinghouse on article 1(5) land by more than 50 cubic metres or 10% whichever is the greater
 - (ii) in any other case by more than 70 cubic metres or 15% whichever is the greater
 - (iii) in any case by more than 115 cubic metres
 - (b) the part of the building enlarged improved or altered would exceed in height the highest part of the roof of the original dwellinghouse
 - (c) the part of the building enlarged improved or altered would be nearer to any highway which bounds the curtilage of the dwellinghouse than -
 - (i) the part of the original dwellinghouse nearest to that highway or
 - (ii) any point 20 metres from that highwaywhichever is nearer to the highway
 - (d) in the case of development other than the insertion enlargement improvement or other alteration of a window

in an existing wall of a dwellinghouse the part of the building enlarged improved or altered would be within 2 metres of the boundary of the curtilage of the dwellinghouse and would exceed 4 metres in height

- (e) the total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- (f) it would consist of or include the installation alteration or replacement of a satellite antenna
- (g) it would consist of or include the erection of a building within the curtilage of a listed building or
- (h) it would consist of or include an alteration to any part of the roof

A.2 In the case of a dwellinghouse on any article 1(5) land development is not permitted by Class A if it would consist of or include the cladding of any part of the exterior with stone artificial stone timber plastic or tiles

Interpretation
of Class A

A.3 For the purposes of Class A -

- (a) the erection within the curtilage of a dwellinghouse of any building with a cubic content greater than 10 cubic metres shall be treated as the enlargement of the dwellinghouse for all purposes (including calculating cubic content) where -
 - (i) the dwellinghouse is on article 1(5) land or
 - (ii) in any other case any part of that building would be within 5 metres of any part of the dwellinghouse

- (b) where any part of the dwellinghouse would be within 5 metres of an existing building within the same curtilage that building shall be treated as forming part of the resulting building for the purpose of calculating the cubic content

Class C

Permitted development C. Any other alteration to the roof of a dwellinghouse

Development not permitted C.1 Development is not permitted by Class C if it would result in a material alteration to the shape of the dwellinghouse

Class D

Permitted development D. The erection or construction of a porch outside any external door of a dwellinghouse

Development not permitted D.1 Development is not permitted by Class D if -

- (a) the ground area (measured externally) of the structure would exceed 3 square metres
- (b) any part of the structure would be more than 3 metres above ground level or
- (c) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

Class E

Permitted development E. The provision within the curtilage of a dwellinghouse of any building or enclosure swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such or the maintenance improvement or other alteration of such a building or enclosure

Development not permitted E.1 Development is not permitted by Class E if -

- (a) it relates to a dwelling or a satellite antenna
- (b) any part of the building or enclosure to be constructed or provided would be nearer to any highway which bounds the curtilage than -

- (i) the part of the original dwellinghouse nearest to highway or
- (ii) any point 20 metres from that highway
whichever is nearer to the highway
- (c) where the building to be constructed or provided would have a cubic content greater than 10 cubic metres any part of it would be within 5 metres of any part of the dwellinghouse
- (d) the height of that building or enclosure would exceed -
 - (i) 4 metres in the case of a building with a ridged roof or
 - (ii) 3 metres in any other case
- (e) the total area of ground covered by buildings or enclosures within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) or
- (f) in the case of any article 1(5) land or land within the curtilage of a listed building it would consist of the provision alteration or improvement of a building with a cubic content greater than 10 cubic metres

Interpretation
of Class E

E.2

For the purposes of Class E -

"purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry bees pet animals birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse"

Class F

Permitted
development

F.

The provision within the curtilage of a dwellinghouse of a hard surface purpose incidental to the enjoyment of the dwellinghouse as such

Class H

Permitted
development

H.

The installation alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse

- Development not permitted
- H.1 Development is not permitted by Class H if -
- (a) the size of the antenna (excluding any projecting feed element reinforcing rim mountings and brackets) when measured in any dimension would exceed -
 - (i) 45 centimetres in the case of an antenna to be installed on a chimney
 - (ii) 90 centimetres in the case of an antenna to be installed on or within the curtilage of a dwellinghouse on article 1(4) land other than on a chimney
 - (iii) 70 centimetres in any other case
 - (b) the highest part of an antenna to be installed on a roof or a chimney would when installed exceed in height -
 - (i) in the case of an antenna to be installed on a roof the highest part of the roof
 - (ii) in the case of an antenna to be installed on a chimney the highest part of the chimney
 - (c) there is any other satellite antenna on the dwellinghouse or within its curtilage
 - (d) in the case of article 1(5) land it would consist of the installation of an antenna -
 - (i) on a chimney
 - (ii) on a building which exceeds 15 metres in height
 - (iii) on a wall or roof slope which fronts a waterway in the Broads or a highway elsewhere

- Conditions
- H.2 Development is permitted by Class H subject to the following conditions -
- (a) an antenna installed on a building shall so far as practicable be sited so as to minimise its effect on the external appearance of the building

- (b) an antenna no longer needed for the reception or transmission of microwave radio energy shall be removed as soon as reasonably practicable

Interpretation of Part 1

1. For the purposes of Part 1

"resulting building" means the dwellinghouse as enlarged improved or altered taking into account any enlargement improvement or alteration to the original dwellinghouse whether permitted by this Part or not and

"terrace house" means a dwellinghouse situated in a row of three or more dwellinghouses used or designed for use as single dwellings where -

- (a) it shares a party wall with or has a main wall adjoining the main wall of the dwellinghouse on either side or
- (b) it is at the end of a row it shares a party wall with or has a main wall adjoining the main wall of a dwellinghouse which fulfils the requirements of sub-paragraph (a) above

Part 2

Minor operations

Class A

- | | | |
|----------------------------------|------------|---|
| Permitted development | A. | The erection construction maintenance improvement or alteration of a gate fence wall or other means of enclosure |
| Development not permitted | A.1 | Development is not permitted by Class A if - |
| | (a) | the height of any gate fence wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would after the carrying out of the development exceed 1 metre above ground level |
| | (b) | the height of any other gate fence wall or means of enclosure erected or constructed would exceed 2 metres above ground level |

- (c) the height of any gate fence wall or other means of enclosure maintained improved or altered would as a result of the development exceed its former height or the height referred to in sub-paragraph (a) or (b) as the height appropriate to it if erected or constructed whichever is the greater or
- (d) it would involve development within the curtilage of or to a gate fence wall or other means of enclosure surrounding a listed building

Class C

- | | | |
|---------------------------|-----------|--|
| Permitted development | C. | The painting of the exterior of any building or work |
| Development not permitted | C.1 | Development is not permitted by Class C where the painting is for the purpose of advertisement announcement or direction |
| Interpretation of Class C | C.2 | In Class C "painting" includes any application of colour |

Part 31

Demolition of buildings

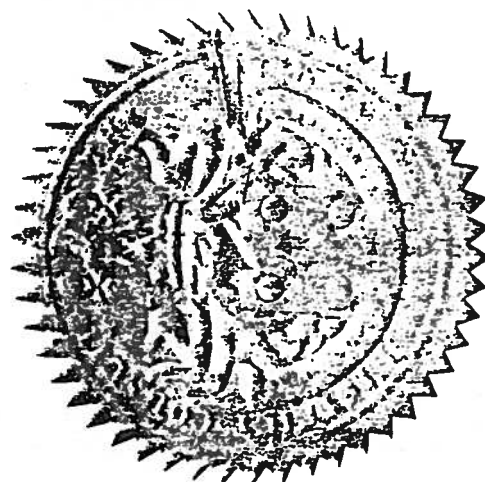
Class B

- | | | |
|-----------------------|-----------|--|
| Permitted development | B. | Any building operation consisting of the demolition of the whole or any part of any gate fence wall or other means of enclosure |
|-----------------------|-----------|--|

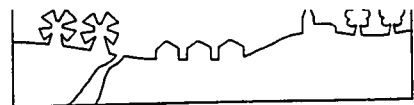
**THE COMMON SEAL of
MID SUSSEX DISTRICT COUNCIL**
was hereunto affixed this
day of July 1995
in the presence of

Alan Halliday

Authorised Officer



15860



MID SUSSEX DISTRICT COUNCIL

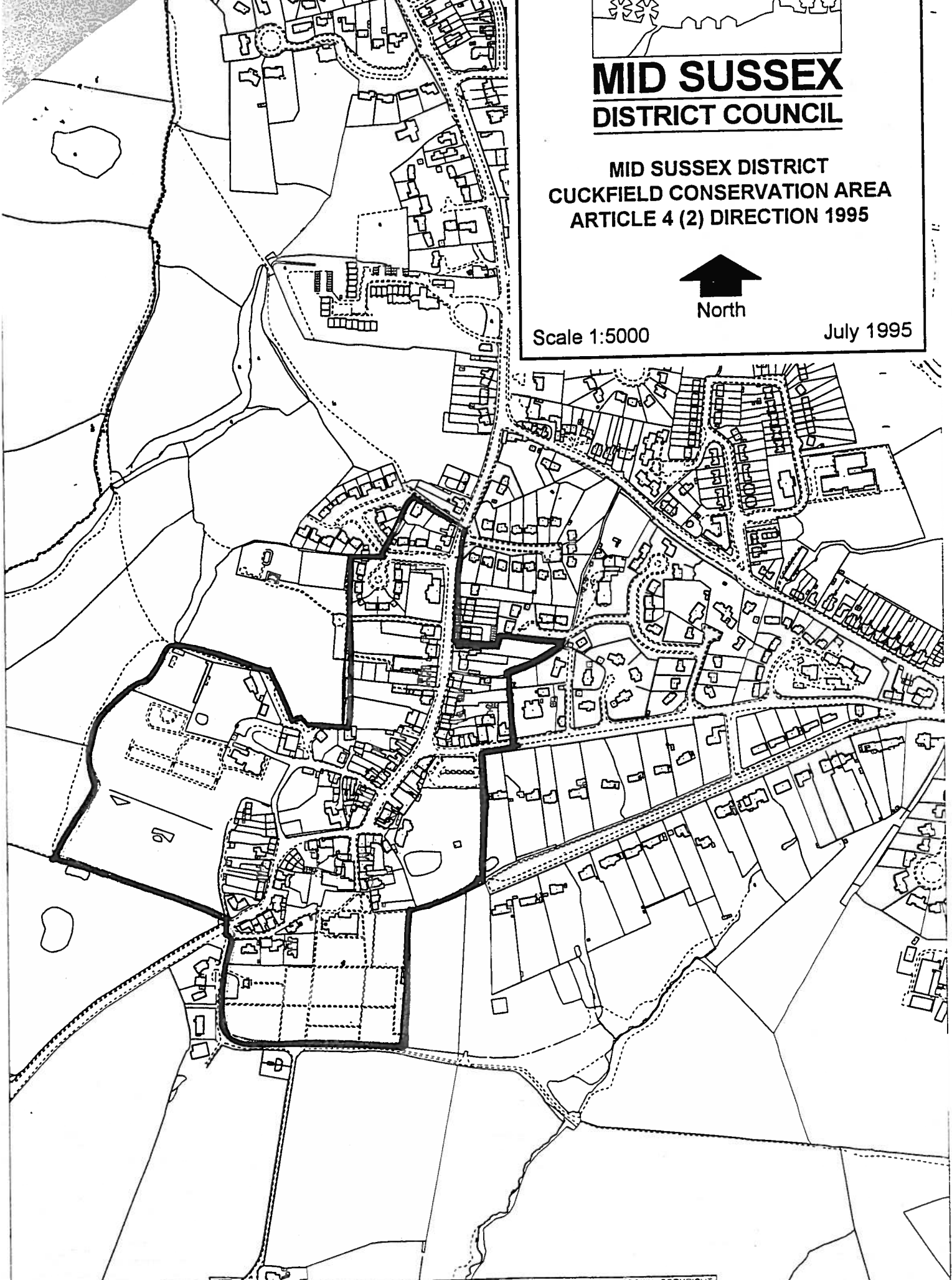
MID SUSSEX DISTRICT CUCKFIELD CONSERVATION AREA ARTICLE 4 (2) DIRECTION 1995



North

Scale 1:5000

July 1995

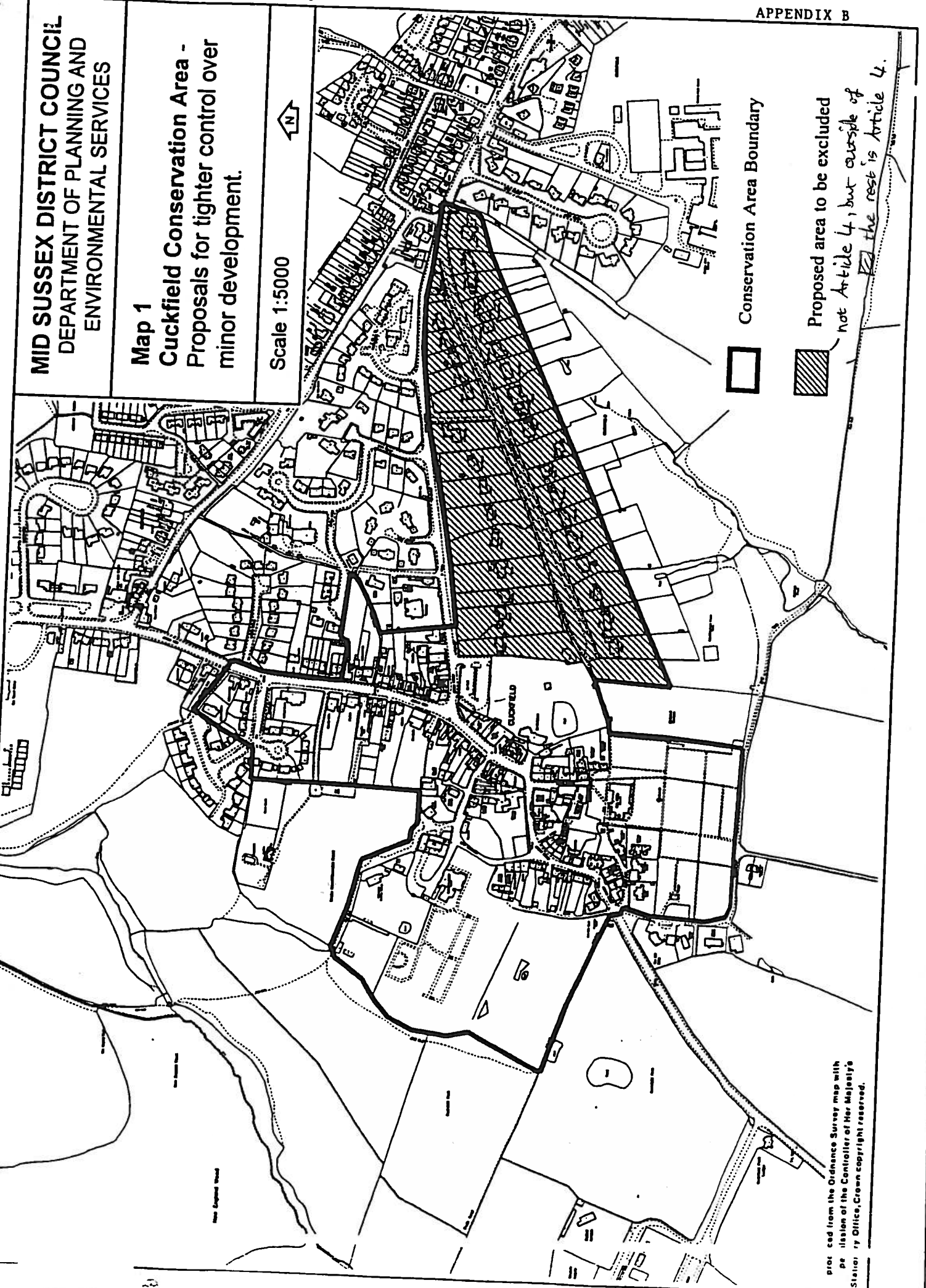


Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office. CROWN COPYRIGHT.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

MID SUSSEX DISTRICT COUNCIL
DEPARTMENT OF PLANNING AND
ENVIRONMENTAL SERVICES

Map 1
Cuckfield Conservation Area -
Proposals for tighter control over
minor development.

Scale 1:5000



Conservation Area Boundary

Proposed area to be excluded
not Article 4, but outside of
the rest is Article 4.

derived from the Ordnance Survey map with
the permission of the Controller of Her Majesty's
Stationery Office, Crown copyright reserved.