

BOROUGH OF EASTLEIGH

TOWN AND COUNTRY PLANNING ACT 1990

GENERAL PERMITTED DEVELOPMENT ORDER 1995, AS AMENDED

**DIRECTION UNDER ARTICLE 4(2) OF THE GENERAL PERMITTED
DEVELOPMENT ORDER 1995, AS AMENDED**

**RELATING TO PROPERTIES IN THE NETLEY ABBEY CONSERVATION AREA AND
MORE PARTICULARLY DESCRIBED AS:**

**NOS. 5 – 9 (INCLUSIVE) ABBEY HILL, NOS. 1 & 2 MANCHESTER ROAD, NO. 4 &
NOS. 6 – 16 (INCLUSIVE) STATION ROAD, NOS. 1- 15(INCLUSIVE),
20 - 24(INCLUSIVE), 44 -51(INCLUSIVE) & 56 – 70 (INCLUSIVE) VICTORIA ROAD
AND NOS. 2, 3, 4 & 4A YORK ROAD**

A R Ward
Head of Legal and Democratic Services
Eastleigh Borough Council
Civic Offices
Leigh Road
EASTLEIGH
HAMPSHIRE
SO50 4YN
Ref: NC/6/4/408/8829

ARTICLE 4(2) DIRECTION

EASTLEIGH BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 GENERAL PERMITTED DEVELOPMENT ORDER 1995, AS AMENDED

Direction under Article 4(2) of the General Permitted Development Order 1995, as amended Restricting Permitted Development

RECITALS

1. Eastleigh Borough Council ("the Authority") is the local planning authority in respect of the area of land specified in this Direction.
2. The Authority is satisfied that it is expedient that the development described in Schedule 2 to the General Permitted Development Order 1995, as amended ("the Order") and specified in this Direction should not be carried out unless permission is granted for it on an application.

NOW THEREFORE the Authority in pursuance of Article 4(2) of the Order and all other powers thereby enabling

DIRECTS THAT

1. The permission granted by Article 3 of the Order shall not apply to development specified in the Second Schedule to this Direction in the area specified in the First Schedule to this Direction ("the Land") and shown hatched black on the attached plan.
2. This Direction does not require the approval of the Secretary of State because the Authority is satisfied that it is expedient that the particular development described in the Second Schedule to this Direction should not be carried out upon the Land which is part of the Netley Abbey Conservation Area unless permission is granted for it on application because such development is likely to threaten the character or appearance of the Netley Abbey Conservation Area.
3. The Direction shall expire at the end of six months from the date on which it was made unless it is confirmed by the Authority.
4. The Direction shall, in accordance with Article 6(3) of the Order, come into force in respect of the Land on the date on which the notice of making of the Direction is served on the occupier of that part of the Land or if there is no occupier, the owner. If the Authority consider that individual service on the owners or occupiers of the Land is impracticable because it is difficult to identify or locate one or more of them or because the number of owners or occupiers makes individual service impracticable then the Direction shall come into force in respect of the Land on the date on which notice of the making of this Direction is first published by local advertisement.

FIRST SCHEDULE

The Land

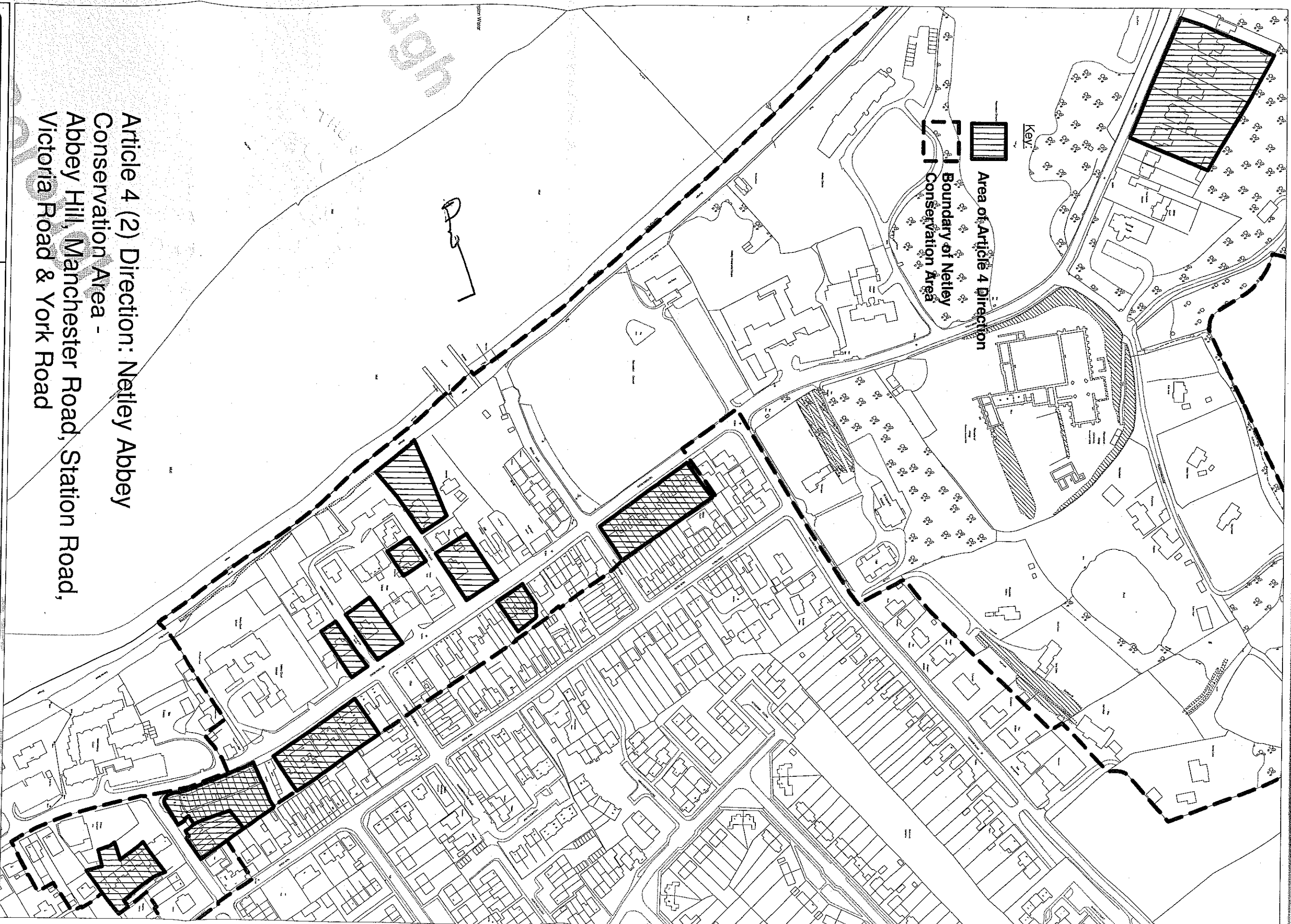
All those properties shown hatched black on the attached plan being in the Netley Abbey Conservation Area of Netley Abbey, Southampton and more particularly described as:-

Abbey Hill:	Nos. 5 – 9 (inc)
Manchester Road:	Nos. 1 & 2
Station Road:	No. 4 & Nos. 6 - 16 (inc)
Victoria Road	Nos. 1-15(inc), 20-24(inc), 44-51(inc) & 56-70 (inc)
York Road	Nos. 2, 3, 4 & 4A

SECOND SCHEDULE

(Part 1 of Schedule 2 of the General Permitted Development Order 1995, as amended)

1. The erection, alteration or removal of chimney stacks (Class A & Part 1 of Schedule 2 of the Order) to 5-9 (inc) Abbey Hill, 1 & 2 Manchester Rd, 4, 6, 7, 8, 10 -14 (inc) & 16 Station Rd, 1-6 (inc), 8-13(inc), 20-24(inc), 44-46(inc), 50, 51, 56-69 (inc) Victoria Rd, and 2, 3, & 4 York Rd.
2. The replacement of moulded guttering (Class A) to 4, 6, 8, 12 & 14 Station Rd.
3. The replacement/alteration of rendered façade, including house numbers and date (Class A) to 7 -15 (odd) Station Rd and 1-15 (inc), 44-51(inc) & 68 Victoria Rd.
4. The replacement/alteration of brickwork (Class A) to 5-9 (inc) Abbey Hill, 1 & 2 Manchester Rd, 4 -16 (even) Station Rd, 20-24(inc), 57, 59-62(inc), 64-66(inc) 69 & 70 Victoria Rd and 2, 3, 4 & 4A York Rd.
5. The removal/replacement of brick arches/keystones (Class A) to 1 & 2 Manchester Road, 4 - 16 (even) Station Rd, 21-24(inc) & 56-70(inc) Victoria Rd and 2, 3, 4 & 4A York Rd.
6. The removal/replacement of hood moulds (Class A) to 6-9(inc) Abbey Hill and 1-11(inc), 13-15(inc) & 47 Victoria Rd.
7. The alteration or enclosure of recessed porches (Class A) to 1 & 2 Manchester Rd, 7, 9, 13 & 15 Station Rd, 21-24, (inc), 45, 50, 57, 59-66(inc) & 68 Victoria Rd and 2 & 3 York Rd.
8. The alteration or enclosure of first floor balconies (Class A) to 47 & 48 Victoria Rd.
9. The replacement/alteration of door and window surroundings (Class A) to 1 & 2 Manchester Rd, 57, 59-62 (inc), 64-66(inc), 69 & 70 Victoria Rd and 2 & 3 York Rd.
10. The replacement of doors and windows (Class A) to 5-9 (inc) Abbey Hill, 6, 8, 12, 14 & 16 Station Rd and 8, 11, 24, 44, 46-51(inc), 59, 60, 62, 63 & 65 Victoria Rd.
11. The replacement of doors (Class A) to 14 & 45 Victoria Rd.
12. The replacement of windows (Class A) to 1 & 2 Manchester Rd, 22 Victoria Rd and 2, 3, 4 & 4A York Rd.
13. The removal/replacement/alteration of bay windows (Class A) to 1 & 2 Manchester Rd, 11,13 & 15 Station Rd, 58-60(inc) & 62-64(inc) Victoria Rd and 2 & 3 York Rd.
14. The removal/alteration of eaves and supporting brackets (Class A) to 44-51(inc) Victoria Rd.
15. The removal/alteration of decorative fascia (Class A) to 2, 5, 6, 8, 11 & 15 Victoria Rd.
16. The replacement of roof covering (Class C) to 5, 6, 8 & 9 Abbey Hill, 1 & 2 Manchester Rd, 4, 6, 7 & 8-16 (even) Station Rd, 4, 11, 12, 15 & 70 Victoria Rd and 2, 3, 4 & 4A York Rd.
17. The alteration or removal of dormer windows (Class C) to 7, 8 & 9 Abbey Hill.
18. The erection or construction of a porch outside any external door (Class D) to 1 & 2 Manchester Rd, 7, 9, 13 & 15 Station Rd, 21-24, (inc), 45, 50, 57, 59-66(inc) & 68 Victoria Rd and 2 & 3 York Rd.



Key:



Area of Article 4 Direction



Boundary of Netley Conservation Area

Article 4 (2) Direction: Netley Abbey
Conservation Area -
Abbey Hill, Manchester Road, Station Road,
Victoria Road & York Road

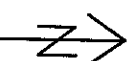
EASTLEIGH
BOROUGH COUNCIL

Regeneration & PP

Scale 1:2500

Map Ref SU4508NW

Date 23/09/2009



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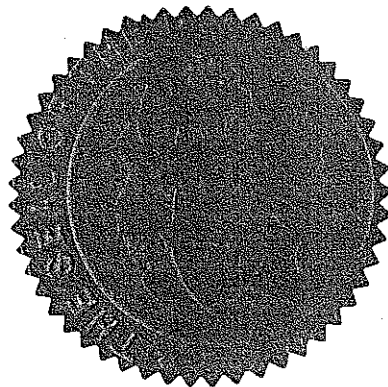
(Part 2 of Schedule 2 of the General Permitted Development Order 1995, as amended)

19. The alteration or demolition of boundary walls/railings (Class A) to 5-9 (inc) Abbey Hill, 1 Manchester Rd, 11, 13 & 15 Station Rd and 20-24(inc), 44-46(inc), 49-51(inc) & 56-69(inc) Victoria Rd.
20. The painting of the exterior that is presently exposed brickwork or unpainted render (Class C) to 5-9(inc) Abbey Hill, 1 & 2 Manchester Rd, 4 -16 (even) Station Rd, 20-24(inc), 57, 59-62(inc), 64-66(inc), 69 & 70 Victoria Rd and 2, 3, 4 & 4A York Rd.
21. The painting of any previously unpainted brick arches/keystones (Class C) to 12, 14 & 16 Station Rd, 21-24(inc) & 56-70(inc) Victoria Rd and 2, 3, 4 & 4A York Rd.
22. The painting of door and window surroundings (Class C) to 1 & 2 Manchester Rd, 57, 59-62(inc), 64-66 (inc), 69 & 70 Victoria Rd and 2 & 3 York Rd.

In so far as such development would front a highway, waterway or open space.

DATED this ^{14th} day of October 2009

THE COMMON SEAL of)
EASTLEIGH BOROUGH COUNCIL)
was hereunto affixed in the presence of: -)



AS

Head of Legal and Democratic Services