

## WIGAN BOROUGH COUNCIL

### NOTICE OF DIRECTION MADE UNDER ARTICLE 4(1) OF THE TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

**NOTICE IS HEREBY GIVEN that WIGAN BOROUGH COUNCIL, being the appropriate local planning authority, on 1<sup>st</sup> March 2022 made a direction under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015.**

The direction applies to land known as numbers 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 26, 30, 32, 34, 36, 38, 40 The Avenue, Leigh; 1, 3, 5 Henrietta Street, Leigh and 43, 45, 47, 49, 51 Church Street, Leigh, which are located within the Leigh Town Centre Conservation Area, edged red on the attached plan.

The effect of the direction is that, from the date when the direction comes into force, the permitted development rights granted by Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall not apply to development on land to which the direction applies, where development falls within the descriptions contained in the Schedule below. Accordingly, when the direction is in force, any such development shall require planning permission to be granted by Wigan Borough Council.

**A copy of the direction and the plan defining the areas to which it relates may be seen at Leigh Library, Turnpike Centre, Civic Square, Leigh, WN7 1EB between 10.00am to 2.00pm Monday to Saturday, and on the Council's website at [www.wigan.gov.uk/LeighArticle4](http://www.wigan.gov.uk/LeighArticle4)**

Any representations on the direction should be made between Thursday 10<sup>th</sup> March 2022 and 5 p.m. on Thursday 31<sup>st</sup> March 2022. If you wish to make representations, you may do so on the Council's website at [www.wigan.gov.uk/LeighArticle4](http://www.wigan.gov.uk/LeighArticle4) or [planningpolicy@wigan.gov.uk](mailto:planningpolicy@wigan.gov.uk) or by post to Planning Policy, Places Directorate, PO Box 100, Wigan, WN1 3DS.

It is proposed that the direction will come into force on 17<sup>th</sup> June 2022 subject to consideration of any representations received during the consultation period and the direction being confirmed by Wigan Borough Council.

Dated this 10<sup>th</sup> day of March 2022

### **SCHEDULE**

1. 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, being development

comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised within any other class.

2. An alteration to the roof of a dwellinghouse, where the alteration would be to a roof slope which fronts a highway, waterway or open space, being development comprised within Class C of Part 1 of Schedule 2 to the said Order and not being development comprised within any other class.
3. The erection or construction of a porch outside any external door of a dwellinghouse, where the external door in question fronts a highway, waterway or open space, being development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other class.
4. The provision within the curtilage of a dwellinghouse any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or container used for domestic heating purposes for the storage of oil or liquid petroleum gas where the building or enclosure to be provided would front a highway, waterway or open space, or where the part of the building or enclosure maintained, improved or altered would front a highway, waterway or open space, being development comprised within Class E of Part 1 of Schedule 2 to the said Order and not being development comprised within any other class.
5. The provision or replacement within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, where the hard surface would front a highway, waterway or open space, being development comprised within Class F of Part 1 of Schedule 2 to the said Order and not being development comprised within any other class.
6. The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse, where the part of the building or other structure on which the antenna is to be installed, altered or replaced fronts a highway, waterway or open space, being development comprised within Class H of Part 1 of Schedule 2 to the said Order and not being development comprised within any other class.
7. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, 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, being development comprised within Class A of Part 2 of Schedule 2 to this said Order and not being development comprised within any other class.

8. The painting of the exterior of any part, which fronts a highway, waterway or open space, of a dwellinghouse or any building or enclosure within the curtilage of a dwellinghouse, being development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development comprised within any other class.
9. The installation, alteration or replacement on a building of a closed circuit television camera to be used for security purposes where the land fronts a highway, waterway or open space, being development comprised within Class F of Part 2 of Schedule 2 to the said Order and not being development comprised within any other class.
10. Any building operation consisting of demolition of a building where it fronts a highway, waterway or open space, being development comprised within Class B of Part 11 of Schedule 2 to the said Order and not being development comprised within any other class
11. Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure, 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, being development comprised within Class C of Part 11 of Schedule 2 to the said Order and not being development comprised within any other class.
12. Installation or alteration etc of solar equipment on domestic premises where it fronts a highway, waterway or open space, being development comprised within Class A of Part 14 of Schedule 2 to the said Order and not being development comprised within any other class.
13. The installation, alteration or replacement of a microgeneration ground source heat pump within the curtilage of a dwellinghouse or a block of flats where it fronts a highway, waterway or open space, being development comprised within Class C of Part 14 of Schedule 2 to the said Order and not being development comprised within any other class.
14. The installation, alteration or replacement of a microgeneration water source heat pump within the curtilage of a dwellinghouse or a block of flats, where it fronts a highway, waterway or open space, being development comprised within Class D of Part 14 of Schedule 2 to the said Order and not being development comprised within any other class.