

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT

Issued to:

Issued by: East Staffordshire Borough Council, Town Hall, King Edward Place, Burton upon Trent, Staffordshire DE14 2EB

1. **This is a formal notice** which is issued by the Council, because it appears to it that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. It considers that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of this notice contains important additional information.

2. **The land to which this notice relates**

The land known as 1, Northfield Road, Burton upon Trent, Staffordshire DE13 0TG shown edged in red on the attached plan (“the Land”).

3. **The matters which appear to constitute the breach of planning control**

Without planning permission, the installation of 2 dormer roof extensions to the rear of the dwelling house.

4. **Reasons for issuing this notice**

The Council considers it expedient to issue this notice for the following reasons:

- a) It appears to the Council that the above breach of planning control has occurred within the last four years.
- b) It is considered expedient to issue this Notice in the interests of the amenity of the area.
- c) NPPF states that effective enforcement is important as a means of maintaining confidence in the planning system
- d) The position of the dormer windows are such that they have an overbearing and oppressive impact on the neighbouring properties, and gardens, to the detriment of the amenities of the residents, particularly No 27 Longmead Road, contrary to the requirements of Local Plan Policies SP24, DP1 and DP3, the East Staffordshire Design Guide and the National Planning Policy Framework.
- e) The position of the dormer windows are such that they are highly visible from public vantage points in Longmead Road, forming an incongruous feature within the street-scene to the detriment of the visual amenity and character of the area contrary to the requirements of local Plan Policies SP24, DP1 and DP3, the East Staffordshire Design Guide and the National Planning Policy Framework.

5. **What you are required to do**

- a) Permanently remove the 2 dormers installed to the rear of the roof of dwelling house on the land.
- b) Reconstruct the roof with roof tiles which are of a similar appearance to those used in the construction of the remaining development of the dwelling.

6. **Time for compliance**

Section 5 a) to b) is to be complied with within 4 months from the date this Enforcement Notice takes effect.

7. When this notice takes effect

This Notice takes effect on 5th December 2022 unless an appeal is made against it beforehand.

Dated: 18th October 2022



Signed:

Principal Solicitor to the Council & Deputy Monitoring Officer
(the Council's authorised officer)

on behalf of: East Staffordshire Borough Council, Town Hall, King Edward Place, Burton upon Trent, Staffordshire
DE14 2EB



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THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- On-line at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk>); or
- Sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include:-

- The name of the local planning authority;
- The site address;
- Your address; and
- The effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.