

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, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire DE14 1LS

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 1A Ravens Way, Burton Upon Trent, Staffordshire, DE14 2JS edged in red on the attached plan ("the Land").

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

Erection of wooden structure to rear garden without planning permission.

4. Reasons for issuing this notice

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

- (1) It appears to the Council that the above breach of planning control has occurred within the last four years.
- (2) The wooden structure fails to complement the character and appearance of the existing dwelling through the use of inappropriate materials and its scale and massing which dominate the rear of this dwelling, and create an incongruous feature in the street scene to the detriment of the character and appearance of the area.
- (3) The development is contrary to Policies BE1 and H6 of the East Staffordshire Local Plan Saved Policies, Policy D2 of the Staffordshire Structure Plan Saved policies and the East Staffordshire Design Guide (with particular reference to Paragraphs 1.3.76 to 1.3.81 inclusive) and the provisions of Planning Policy Statement 1 and 3.
- (4) The Council does not consider that planning permission should be given, because planning conditions could not overcome these objections.

5. What you are required to do

- (1) Reduce the size of the wooden structure to cover no more than 50% of the garden area.
- (2) Remove all resultant material to an authorised disposal site.

6. Time for compliance

30 days beginning with the day on which this notice takes effect.

7. When this notice takes effect

This notice takes effect on 3 January 2012 unless an appeal is made against it beforehand.

Dated: 25th November 2011

Signed:

Legal Services Manager (Solicitor)
(the Council's authorised officer)

on behalf of: East Staffordshire Borough Council, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire DE14 1LS

Annex

YOUR RIGHT OF APPEAL

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

- On-line at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs); or
- By getting enforcement appeal forms by phoning the Planning Inspectorate on 0117 372 6372 or by emailing them at enquiries@pins.gsi.gov.uk

You must make sure that they receive your appeal before the effective date on the enforcement notice.

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

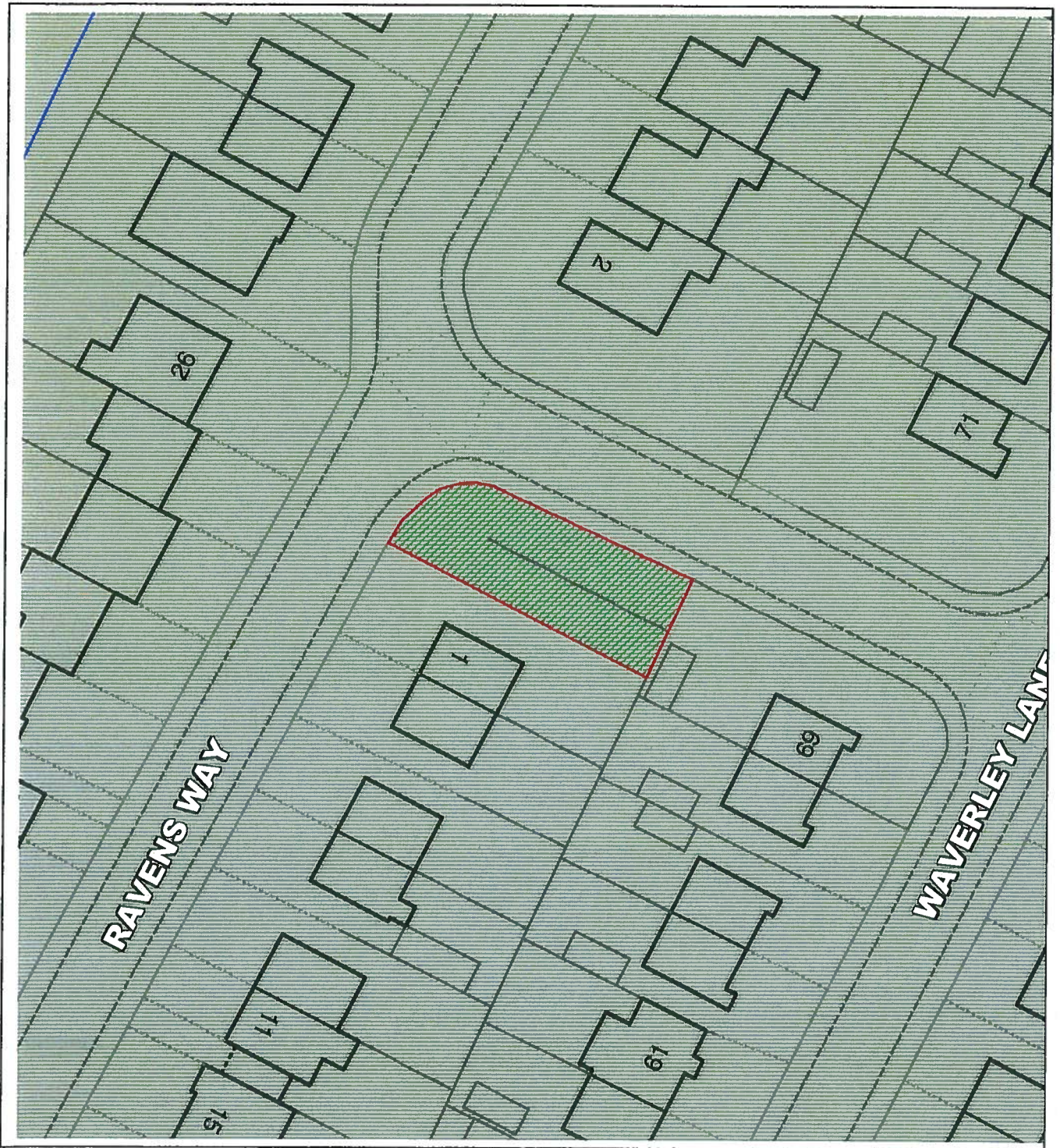
- The name of the local planning authority
- The site address
- Your address
- The effective date of the enforcement notice

The Planning Inspectorate must receive this before the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of this notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of this notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

NORTHGATE SE GIS Print Template



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