

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 (“the Council”)

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 at “Ash Tree House”, Ashbrook Lane, Abbots Bromley, Staffordshire, WS15 3DN, 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 unauthorised erection of a wooden outbuilding, on the Land, in the position shown hatched in black on the attached plan.

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 erected outbuilding is positioned to the front of Ash Tree House which is situated within a Conservation Area. Its position means that it is clearly visible from the adjacent highway and is detrimental to the amenity of the street scene. The wooden outbuilding does not relate well to the existing properties by way of scale, massing and materials of construction.
- (3) The wooden outbuilding fails to preserve the character or appearance of the Conservation Area contrary to section 12 of the NPPF.
- (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) Remove the wooden outbuilding from the front of the Land.

(2) Remove from the front of the Land all building materials and rubble arising from compliance with requirement (1) above, and restore the Land to its former condition.

6. Time for compliance

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

7. When this notice takes effect

This notice takes effect on 17th April 2015, unless an appeal is made against it beforehand.

Dated: 16th March 2015

Signed: 
Interim 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

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THIS IS IMPORTANT

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 us on 0303 444 5000 or by emailing us at enquiries@pins.gsi.gov.uk

You MUST make sure that we 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; 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.

NORTHGATE SE GIS Print Template



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