

**Enforcement notice – development not accord with PP – only require compliance with plan**

**3. THE BREACH OF PLANNING CONTROL ALLEGED**

The construction of an extension which is not wholly in accordance with the approved plan

**4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred. An application for an extension to the side and rear of the property was granted on 20<sup>th</sup> August 2007. The roof design of the said extension fails to comply with the stamped approved plan dated 31 July 2007

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Carry out the necessary works to the roof to comply with the approved plan dated 31 July 2007

## **Enforcement notice – dodgy MCU + not specify date of effect**

### **3 THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, a material change of use of

From **AGRICULTURAL LAND**

To **A mixed use as a Caravan Site for the stationing of a Caravan capable of being used for residential purposes and agricultural land used until recently for the keeping of horses.**

### **4 REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last ten years.

**SEE APPENDIX 1.**

### **5 WHAT YOU ARE REQUIRED TO DO**

You are required within 3 (three) months from the date this Notice takes effect to:-

- (i) Cease the unauthorised use of the land for the stationing of a caravan capable of being used for residential and storage purposes.
- (ii) Dismantle and cause to be removed the caravan currently situated on the land.
- (iii) Remove or cause to be removed any chattels and ancillary items situated on the land in connection with its use as a Caravan Site.

### **6 WHEN THIS NOTICE TAKES EFFECT**

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

Dated 24<sup>th</sup> August 2011 *Signed.....*

## **Enforcement notice – no allegation**

### **3. THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, it appears to the Council that this breach in planning control has occurred within the last four years.

The replacement uPVC windows by reason of their unsympathetic appearance, framing proportions, detailed design and opening pattern have resulted in an unacceptable loss of traditional character detrimental to the historic and architectural integrity of 140 Heene Road as a Local Interest Building, and causing serious harm to the character and appearance of the Heene Conservation Area. As such the development is contrary to policy 16 of the Worthing Core Strategy and the policies of the National Planning Policy Framework.

### **4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these objections to the development.

### **i. WHAT YOU ARE REQUIRED TO DO**

- (i) Remove all of the fourteen Upvc windows from the north and west elevations and replace with timber windows identical in size, design and material to those which were there previously as shown in photographs 1-9.

Time for compliance: 3 months after this notice takes effect.

## **Enforcement notice – dodgy MCU**

### **3. THE BREACH OF PLANNING CONTROL ALLEGED**

The unauthorised change of use of the Land from unadopted road to domestic curtilage facilitated by the laying of a raised concrete patio and edging.

### **4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the breach of planning control has occurred within the last four years.

The road surface has been altered and concrete flags have been laid to form a raised patio area outside No 5 Hardsough Fold and has the appearance of a small garden. It is considered that in terms of fact and degree, the use of the Land has materially changed to domestic curtilage.

The newly formed domestic curtilage is at odds with the rest of the unadopted road and causes incongruity in the street-scene. The concrete patio area facilitating the change of use comprises modern concrete tiles which are considered visually inappropriate in their setting and cause harm to the character and appearance of the Irwell Vale Conservation Area.

It is considered that the development is contrary to policies 1,16,23 & 24 of the Core Strategy DPD and sections 7 and 12 of the National Planning Policy Framework and is therefore considered expedient to pursue enforcement action to rectify the breach of planning control.

### **5. WHAT YOU ARE REQUIRED TO DO**

Cease the use of the Land as domestic curtilage. Remove the raised patio and edging from the Land and reinstate the Land to its former state.

## Enforcement notice – allege ops, requirement MCU

### 3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the erection of a car port to the front of the building on the Land.

### 4. REASONS FOR ISSUING THIS NOTICE

- i. It appears to the Council that the above breach of planning control has occurred within the last four years.
- ii. The car port is out of character with the building and with the street scene

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and detrimental to the character and appearance of the locality which contains a number of buildings listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as being of special architectural or historic interest and is within a conservation area.

- iii. By reason of its design, the car port is out of character in the locality which is within a designated conservation area and the development neither preserves nor enhances the character and appearance of the area.
- iv. The erection of the car port is situated on land forward of a wall forming the principal elevation of the original dwelling house which requires planning permission in accordance with Class E, part 1, Article 3 of The Town and Country Planning (general permitted development) Order 2008 (as amended)

### 5. WHAT YOU ARE REQUIRED TO DO

The Land must be restored, in its entirety, to its former use.

## **Enforcement notice – requirements = conditions (+ date for compliance)**

### **3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission the erection of safari tents in the approximate positions marked with a cross on the attached plan.

### **4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years. The breach is causing harm to the visual amenity, particularly in winter months and is contrary to the Herefordshire Local Plan – Core Strategy Policy LD1.

### **5. WHAT YOU ARE REQUIRED TO DO**

Comply with the following requirements

1. The safari tents shall only be occupied for either holiday's purposes or in connection with the training/corporate event business operated in accordance with the planning permission reference no. 132192/F dated 8/5/15.

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EN2017/002623/ZZ

2. The safari tents shall be removed from the site by 1st November each year and not re-erected until 28<sup>th</sup> February of the following year.
3. In the event of the holiday use ceasing, the safari tents including their bases and all associated infrastructure shall be removed within 3 months of the written notice from the Council to do so.
4. Within 1 month of the date that this notice becomes effective a landscaping scheme shall be submitted to the Local Planning Authority for approval. Thereafter the approved scheme shall be implemented before 28<sup>th</sup> February 2018. This shall be maintained for a period of 5 years. During this time, any trees, shrubs or other plants which are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

### **6. TIME FOR COMPLIANCE**

1. 30 days after this notice takes effect
2. 1<sup>st</sup> November 2017
3. 30 days after the notice takes effect
4. 1 month after this notice takes effect

– WHEN THE NOTICE TAKES EFFECT

## **Enforcement notice – requirements = scheme**

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

Without planning permission the installation of a metal framed shop front, fascia and external roller security shutter.

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

- (i.) Remove the metal framed shopfront, fascia and external roller security shutter illustrated by photograph A. Restore the building to its former state immediately prior to the carrying out of the unauthorised works by replacing the metal framed shopfront, fascia and external roller shutter with a wooden framed shopfront comprising recessed front entrance door in accordance with drawing labelled B associated with planning/listed building consent DOV/97/00939 and DOV/97/01098 respectively and photograph labelled C.
- (ii.) Replace the original corbel and pilaster detail on either side of the shopfront and fascia detail as per "Before" photograph labelled C.
- (iii.) Full details of all joinery to the new wooden framed shopfront in the form of half or full size cross sectional drawings, shall be submitted to and approved in writing by the local planning authority before any works are carried out in connection with those details. The works shall be carried out in accordance with the approved details.
- (iv.) All new timber will be painted with a minimum of 2 coats of undercoat and one top coat. The colour of the top coat to be submitted and approved by the local planning authority prior to be applied.