

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 by: St Albans District Council

1. This Notice is issued by the council because it appears to them 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. They consider 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 the notice and the enclosures to which it refers contain important additional information.

2. The Land To Which The Notice Relates

3 Rye Close Harpenden Hertfordshire
Shown edged red on the attached plan.

3. The Matters Which Appear To Constitute The Breach Of Planning Control

It appears to the Council that the following breach of planning control has occurred within the last 4 years.

Erection of a staggered two storey rear extension.

4. Reasons For Issuing This Notice

The cumulative impact of the flat roof dormer projecting awkwardly from the existing roof and the contrived addition of the single storey extension, results in a staggered dominant rear elevation out of keeping with the characteristic simple form and appearance of the original bungalow. Whilst not visible in the street scene, the rear extensions are visible from neighbouring residential properties. The rear extensions have an adverse effect on the character and appearance of the existing dwelling and the appearance of the surrounding area. The extensions are contrary to Policies 69 and 72 of the St. Albans District Local Plan Review, where these policies seek to ensure new extensions are in keeping with the scale and character of the surrounding area and the existing dwelling. These parts of the Local Plan policies are broadly in accordance with the National Planning Policy Framework as far as they meet the Framework's objective of the environmental role of achieving sustainable development by protecting and enhancing the built environment.

5. What You Are Required To Do

Demolish entirely the two storey rear extension.

6. Time For Compliance

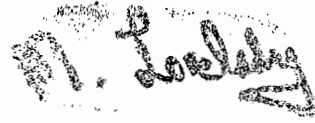
6 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 18 October 2013 unless an appeal is made against it beforehand.

Dated: 6 September 2013

Signed:



M Lovelady LLB (Solicitor)

Head of Legal, Democratic and Regulatory Services

St.Albans District Council

On behalf of:

District Council Offices, Civic Centre,

St.Peter's Street, St.Albans, Herts. AL1 3JE

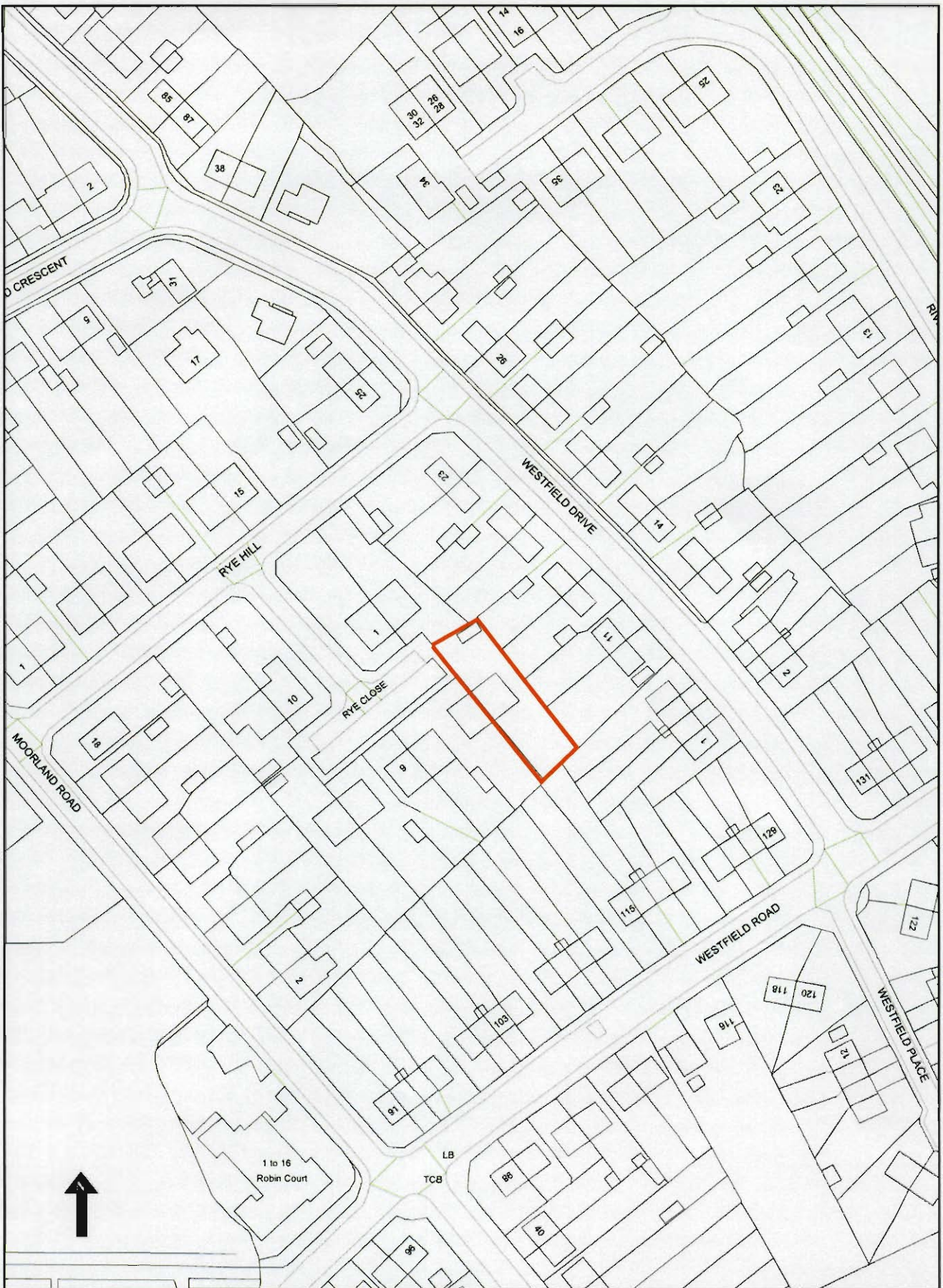
ANNEX

Your Right of Appeal

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the notice. The enclosed information sheet and information in the letter give details of your rights of appeal.

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 the 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 specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



3 Rye Close, Harpenden, Herts, AL5 4LD

