

## **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**

Land at 20a Trumpington Drive St. Albans 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 rear patio area.

#### **4. Reasons For Issuing This Notice**

The patio area adversely affects the amenity of the occupiers of the neighbouring property, number 22 Trumpington Drive, by reason of its size, height, rearward projection and positioning up to the common boundary, and consequent overlooking and loss of privacy impacts. The development does not achieve an adequately high standard of environment and is contrary to Policy 72 (v) (Extensions in Residential Areas) of the St. Albans District Local Plan Review 1994.

#### **5. What You Are Required To Do**

1. Reduce the height of the patio to 300 millimetres above ground level.
2. Reduce the depth of the patio area to be less than 50% of the rear garden
3. Make good any resulting damage and bring the rear garden to a tidy condition.

#### **6. Time For Compliance**

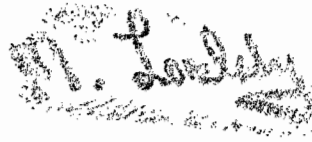
2 months after this notice takes effect.

## 7. When This Notice Takes Effect

This notice takes effect on 29 March 2011 unless an appeal is made against it beforehand.

Dated: 15 February 2011

Signed:



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M Lovelady LLB (Solicitor)  
Head of Legal and Democratic Services  
St.Albans District Council  
District Council Offices, Civic Centre,  
St.Peter's Street, St.Albans, Herts. AL1 3JE

On behalf of:

## **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.



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