

## **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**

20 Mayflower Road Park Street 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.

1. Unauthorised erection of a building being an enlargement of extension authorised under planning permission 5/10/2648 linking to existing garage.
2. Unauthorised increase in height of existing garage.
3. Unauthorised construction of dual pitched roof to front elevation contrary to the roof authorised by planning permission 5/10/2648.
4. Construction of roof of porch in tiles that do not match the existing roof tiles on the existing house.
5. Insertion of opening windows on eastern elevation.

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

The unauthorised enlargement to the rear of the side extension which was authorised under planning permission 5/10/2648 has an adverse impact on adjoining occupiers. The enlargement which has occurred has an overbearing impact due to its height, depth and proximity to the adjoining boundary. The scale of the enlargement to the rear of the extension creates an unbalanced appearance to the bungalow contrary to Policy 69 (General Design and Layout) and Policy 72 (Extensions in Residential Areas) of the St.Albans District Local Plan Review 1994.

The dual pitched roof at the front elevation of the extension by reason of its design, height and form is visually obtrusive to the street scene on Mayflower Road. It is detrimental to the character of the building contrary to Policy 69 (General Design and Layout) of the St.Albans District Local Plan Review 1994.

The porch roof tiles, by reason of the non matching materials, are incompatible with the existing building and visually obtrusive to the street scene on Mayflower Road and are detrimental to the character of the building contrary to Policy 69 (General Design and Layout ) of the St. Albans District Local Plan Review 1994.

The two opening side windows adversely affect the amenity of the occupiers of the adjacent property by reason of their opening method and location on the boundary and resultant loss of privacy, contrary to Policy 72 (Extensions in residential areas) of the St.Albans District Local Plan Review 1994.

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

1. Demolish the link between the authorised extension and the existing garage, rebuild in accordance with planning permission 5/10/2648 and make good in matching materials.
2. Reduce the garage structure by 1.1 metres in height. From 1.65 metres in from the northern end of the garage, reduce the height of the garage by a further 0.9 metres and make good in matching materials.
3. Remove the unauthorised dual pitched roof from the front elevation of the side extension and rebuild in accordance with planning permission 5/10/2648. The replacement roof tiles shall match the existing roof tiles on the main dwelling house.
4. Remove the non matching roof tiles from the porch and replace with tiles to match the existing roof tiles on the main dwelling house.
5. Fix shut the two opening windows on the eastern boundary so that they are non opening and obscure glazed.

## **6. Time For Compliance**

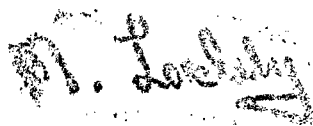
6 months after this notice takes effect.

## **7. When This Notice Takes Effect**

This notice takes effect on 4 January 2012 unless an appeal is made against it beforehand.

Dated: 23 November 2011

Signed:



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M Lovelady LLB (Solicitor)

Head of Legal, Democratic and Regulatory Services  
St.Albans District Council  
District Council Offices, Civic Centre,  
St.Peter's Street, St.Albans, Herts. AL1 3JE

On behalf of:

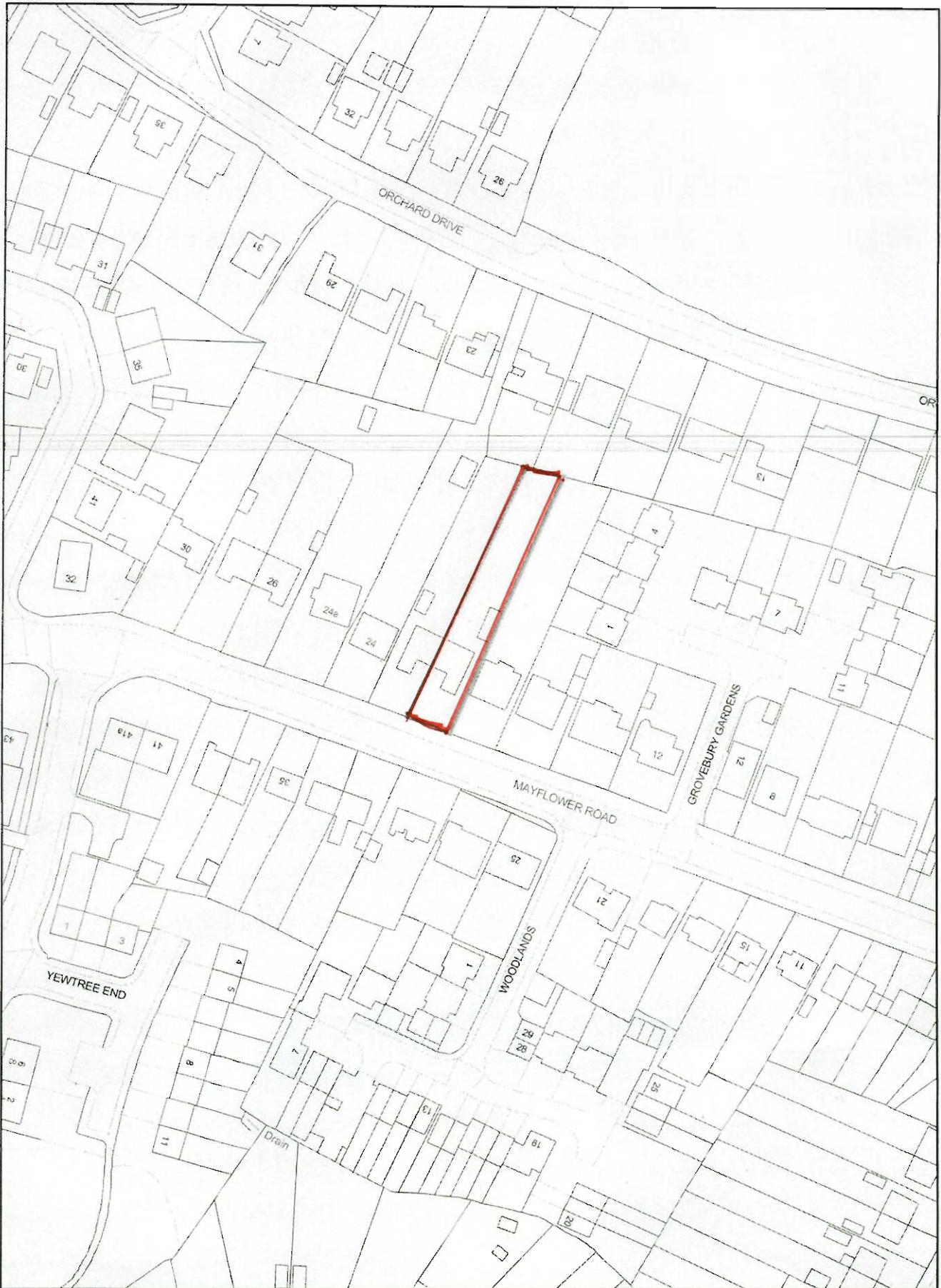
## **ANNEX**

### **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.



20 Mayflower Road, Park Street, AL2 2QR



**St Albans**  
City & District Council