

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

To: The Owner/ Occupier, 15 Coltsfoot Drive, Waltham, North East
Lincolnshire, DN37 0XL

ISSUED BY: **NORTH EAST LINCOLNSHIRE COUNCIL**

1. THIS IS A FORMAL NOTICE which is issued by the Council under section 171A(1)(a) of the Town and Country Planning Act 1990 ("the Act") because it appears to the Council that there has been a breach of planning control carried out at the land described in paragraph 2 of this notice. The Council 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 the notice and the enclosures to which it refers contain important additional information.

2. **THE LAND AFFECTED**

Land at 15 Coltsfoot Drive, Waltham, North East Lincolnshire, DN37 0XL shown edged red on the attached plan ("the land")

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

Without planning permission.

- 3.1 The installation of a dormer window to the rear of the property.

4. **REASONS FOR ISSUING THIS NOTICE**

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

- 4.2 The development is contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) in that the dormer installed constitutes a visual intrusion to the detriment of the character and appearance of the area and is detrimental to the residential amenity of neighbouring property.

The Council does not consider that planning permission should be given having already refused applications DM/0586/18/FUL and DM/0997/18/FUL. Appeal AP/003/19 against the refusal of DM/0997/18/FUL was also dismissed. The Council has also refused application DM/0645/19/FUL for an amended scheme for the retention of a reduced dormer and second floor floorspace.

5. WHAT YOU ARE REQUIRED TO DO

You must:

- 5.1 Remove the dormer window and return the roof slope to that existing prior to the installation of the dormer window using materials matching the original roof covering of the property.

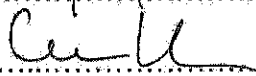
6. TIME FOR COMPLIANCE

28 days after this notice takes effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 29/11/19 unless an appeal is made against it beforehand.

Dated: 29/10/19

Signed: 

Clive Tritton
Director of Economy and Growth
North East Lincolnshire Council
Municipal Offices,
Grimsby
North East Lincolnshire
DN31 1HU

(North East Lincolnshire Council has issued an enforcement notice relating to land at 15 Coltsfoot Drive, Waltham, North East Lincolnshire DN37 OXL and you are served with a copy of that notice as you have an interest in the Land.)

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this enforcement notice, but any appeal must be **received** by the Planning Inspectorate (PINS) (or be posted or electronically communicated at such time that, in the ordinary course of post or transmission, it would be delivered to the Planning Inspectorate) **before** the date specified in paragraph 7 of the notice.

If you want to appeal against this enforcement notice you can do it:

- Online at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs).
- By getting enforcement appeal forms from the Planning Inspectorate on 0303 444 5000 or by e-mailing the Planning Inspectorate at enquiries@pins.gsi.gov.uk.

You MUST make sure that PINS 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.
- The effective date of the enforcement notice.

PINS MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

The Planning Inspectorate's address and contact details are as follows:

The Planning Inspectorate

CST Room 3/13

Temple Quay House

2 The Square

BRISTOL BS1 6PN

Direct line: 0303 444 5000

Fax number: 0117 372 8782

Under section 174 of the TCPA 1990 you may appeal on one or more of the following grounds that:

- In respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged.
- Those matters have not occurred.
- Those matters (if they have occurred) do not constitute a breach of planning control.
- At the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters.
- Copies of the enforcement notice were not served as required by section 172 of the TCPA 1990.
- The steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by such breach.
- Any period specified in the notice in accordance with section 173(9) of the TCPA 1990 falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you.

If you appeal under ground (a) of section 174(2) of the TCPA 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of £206.00. You should pay the fee to North East Lincolnshire Council.

If you decide to appeal, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the [Secretary of State **OR** National Assembly] will send you a notice requiring you to do so within 14 days.

A copy of sections 171A, 171B and 172 to 177 of the TCPA 1990 are attached for your information

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 this 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(s) specified in 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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NORTH
EAST
LINCOLNSHIRE
COUNCIL
www.nelincs.gov.uk

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Buck Beck

COLTSFOOT DRIVE

MARIAN WAY

LONGHORN COURT

OLD FARM COURT

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