

Stoke-on-Trent City Council

Register of Enforcement, Stop and Breach of Condition Notices

Type of Notice: Enforcement Notice

Ward: Lightwood North & Normacot

Case Reference: ENF/15/065
Notice Reference: 767
Location: 6 Wren View, Normacot, Stoke-on-Trent, ST3 4SZ
Breach of Planning Control: Erection of single storey rear extension
Date of Issue: 03 March 2016
Date of Service: 03 March 2016
Date Notice takes effect: 07 April 2016
Date for Compliance: 09 January 2017
Date Notice Complied with:

Requirements of the Notice:

- 1 Demolish the single storey rear extension, the location of which can be seen hatched in red on the attached plan reference 'PLAN 1'.
 - 2 Make good any damage caused to the existing property through compliance with requirement 1 above.
 - 3 Remove from the land any materials arising from compliance with requirement 1 above.
-

Appeals

Date of Appeal:
Date of Decision:
Appeal Decision:

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: Stoke-on-Trent City 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 6 Wren View, Normacot, Stoke-on-Trent, ST3 4SZ shown edged red on the attached plan.

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

Without planning permission, the erection of a single storey rear extension on the land.

4. **REASONS FOR ISSUING THIS NOTICE**

1. It appears to the Council that the above breach of planning control has occurred within the last four years;
2. The unauthorised single storey rear extension, by reason of its size, results in an overdevelopment of this residential curtilage which provides family accommodation and as such is detrimental to the amenity of current and future occupants in terms of the loss of private amenity space. The development is therefore contrary to Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2006-2026), advice contained in the National Planning Policy Framework (2012) 'Requiring Good Design' and Newcastle-Under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010); and
3. The Council do not consider that planning permission should be given for the unauthorised development, because planning conditions could not overcome these objections to the development.

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

- 1 Demolish the single storey rear extension, the location of which can be seen hatched in red on the attached plan reference 'PLAN 1'.

- 2 Make good any damage caused to the existing property through compliance with requirement 1 above.
- 3 Remove from the land any materials arising from compliance with requirement 1 above.

6. TIME FOR COMPLIANCE

The period for compliance is 9 months from the date when this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 7th April 2016, unless an appeal is made against it beforehand.

Dated: 3rd March 2016

Signed:



Thomas Coates
Team Manager - Development Management

On behalf of: Stoke-on-Trent City Council
Civic Centre
Glebe Street
Stoke-on-Trent
ST4 1HH

Nominated Officer: Mrs Kerry Mee

Telephone Number: 01782 232140

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 Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 7 of the notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal

[link to <http://www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf>]

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[s] 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.

List of those who have been served with a copy of the Enforcement Notice

The notice has been served on the following:

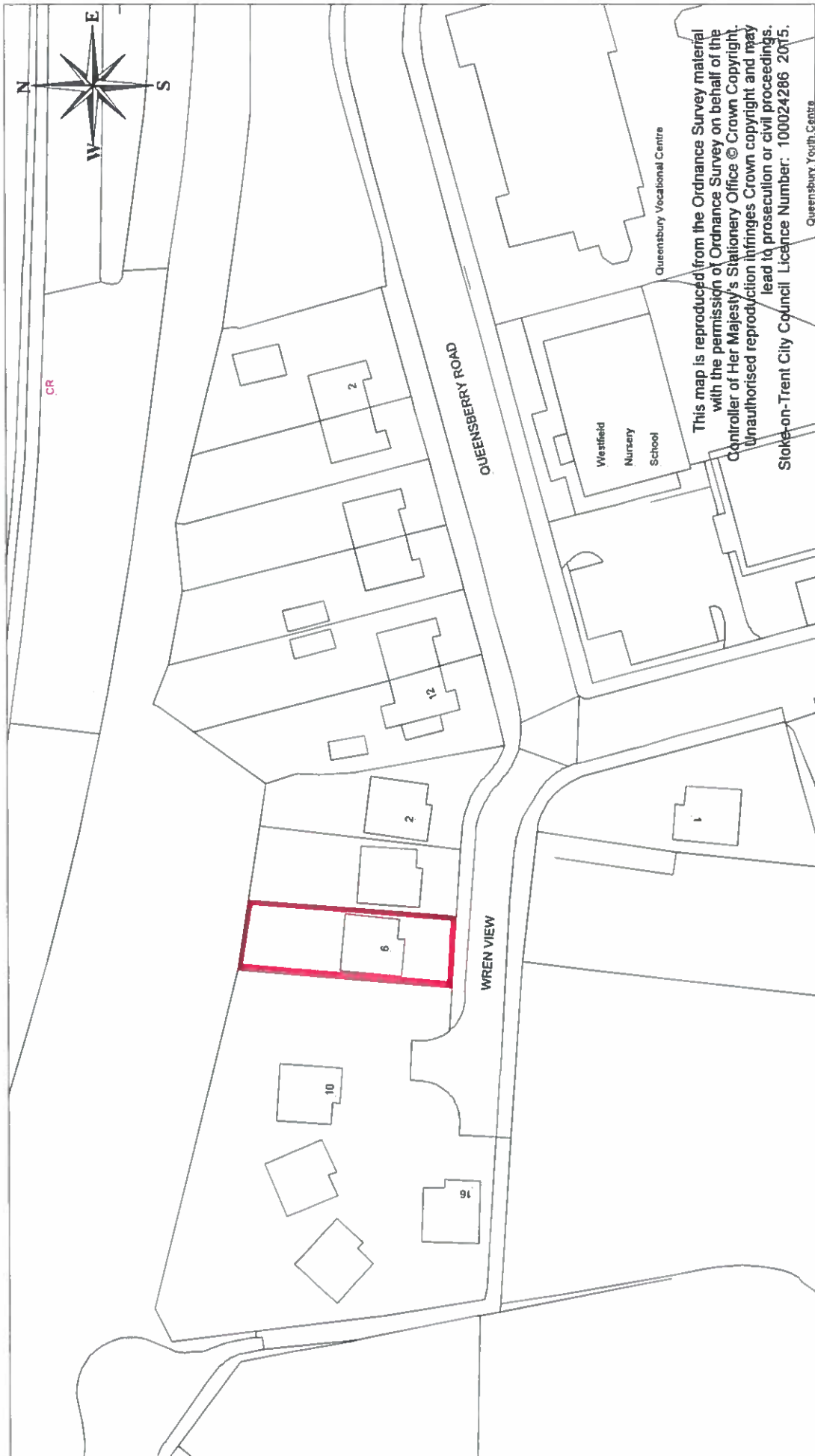
Nahida Bashir
6 Wren View
Normacot
Stoke-on-Trent
ST3 4SZ

Mohammed Iqbal
6 Wren View
Normacot
Stoke-on-Trent
ST3 4SZ

The Owner
6 Wren View
Normacot
Stoke-on-Trent
ST3 4SZ

The Occupier
6 Wren View
Normacot
Stoke-on-Trent
ST3 4SZ

Company Secretary/Clerk
Bank of Scotland Plc
Halifax Division
1 Lovell Park Road
Leeds
LS1 1NS

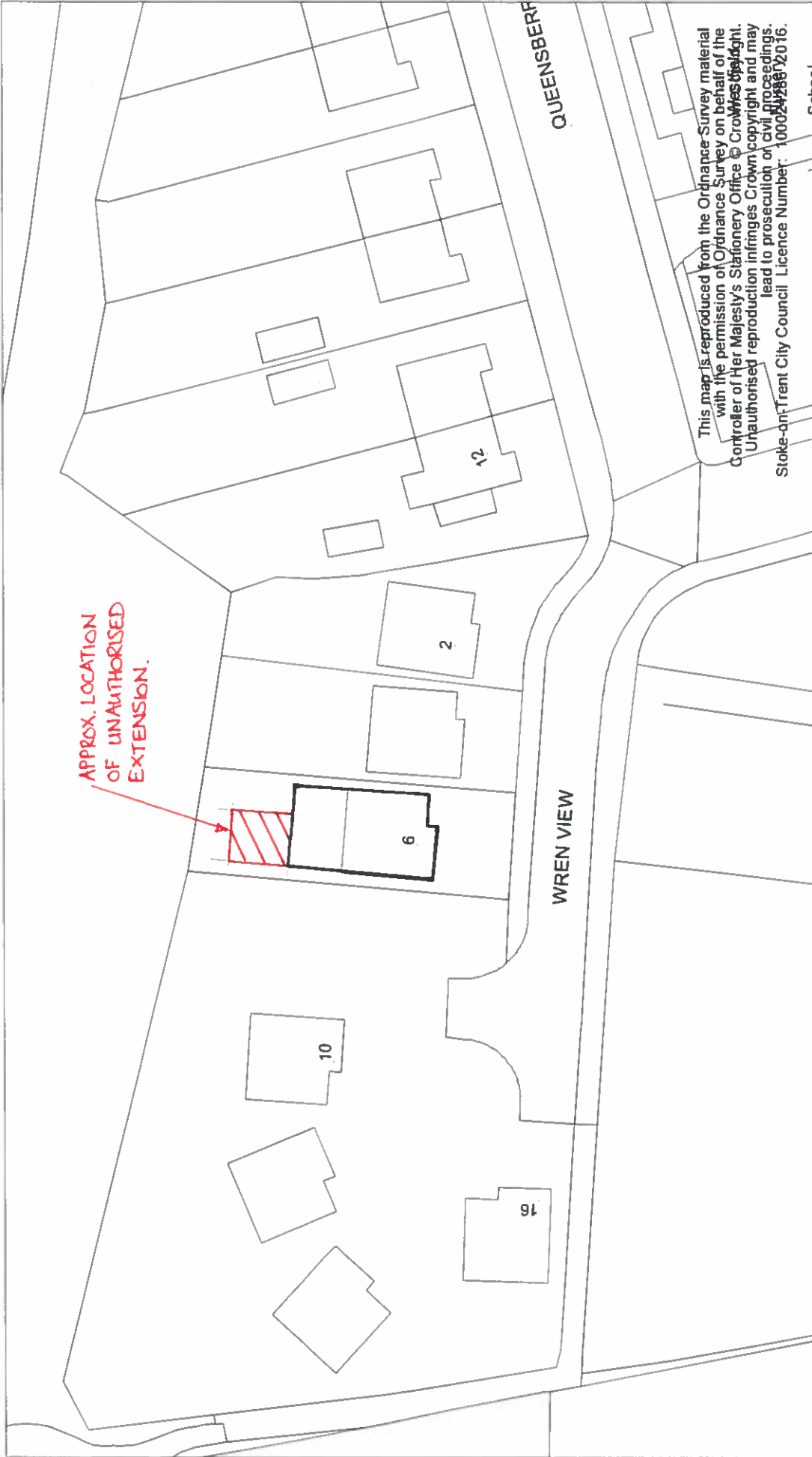


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 Civic Centre
 Glebe Street
 Stoke on Trent ST4 1HP
 UK
 Tel : +44 (0)1782 232880
 E-mail: GIS@Stoke.Gov.UK



Scale	1:750
Date	22 Oct 2015
Drawn By	
Drawing Ref	
Revision	



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Scale	Scale: 1:500
Date	26 Feb 2016
Drawn By	
Drawing Ref	"PLAN 1"
Revision	