

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

ST ALBANS DISTRICT COUNCIL

Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

**179 WATFORD ROAD, CHISWELL GREEN, ST ALBANS
HERTFORDSHIRE**


WHEREAS:-

- (1) It appears to the Council of the City and District of St Albans "the Council", being the local planning authority for the purposes of Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) ("the Act") in this matter, that there has been a breach of planning control within paragraph (a) of Section 171A(1) of the Act within the period of 4 years before the date of issue of this Notice on the land or premises ("the land") described in Schedule 1 below.
- (2) The breach of planning control which appears to have taken place consists in the carrying out of the building, engineering, mining or other operations described in Schedule 2 below, without the grant of planning permission required for that development.
- (3) The Council consider it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of their powers contained in the said Section 172, for the reasons set out in the annex to this Notice.

NOTICE IS HEREBY GIVEN that the Council require that the steps specified in Schedule 3 below be taken in order to remedy the breach within the period of 6 months from the date on which this Notice takes effect.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of Section 175(4) of the Act, on 10 April 2009.

Issued 27 February 2009



M Lovelady LLB (Solicitor)
Head of Legal and Democratic Services

District Council Offices
Civic Centre
St Peter's Street
St Albans
Herts AL1 3JE

SCHEDULE 1

Land or premises to which this Notice relates
179 Watford Road, Chiswell Green, St Albans
Hertfordshire

(edged red on the attached plan).

SCHEDULE 2

Alleged breach of planning control

Unauthorised two storey side extension and side dormer window. Erection of parapet wall and unauthorised single storey side extension.

SCHEDULE 3

Steps required to be taken

- (1) Remove the gable end roof and reinstate the two storey side extension to the form authorised under Planning Permission 5/07/2174.
- (2) Remove the parapet wall and reinstate the single storey side extension to the form authorised under Planning Permission 5/07/2174.

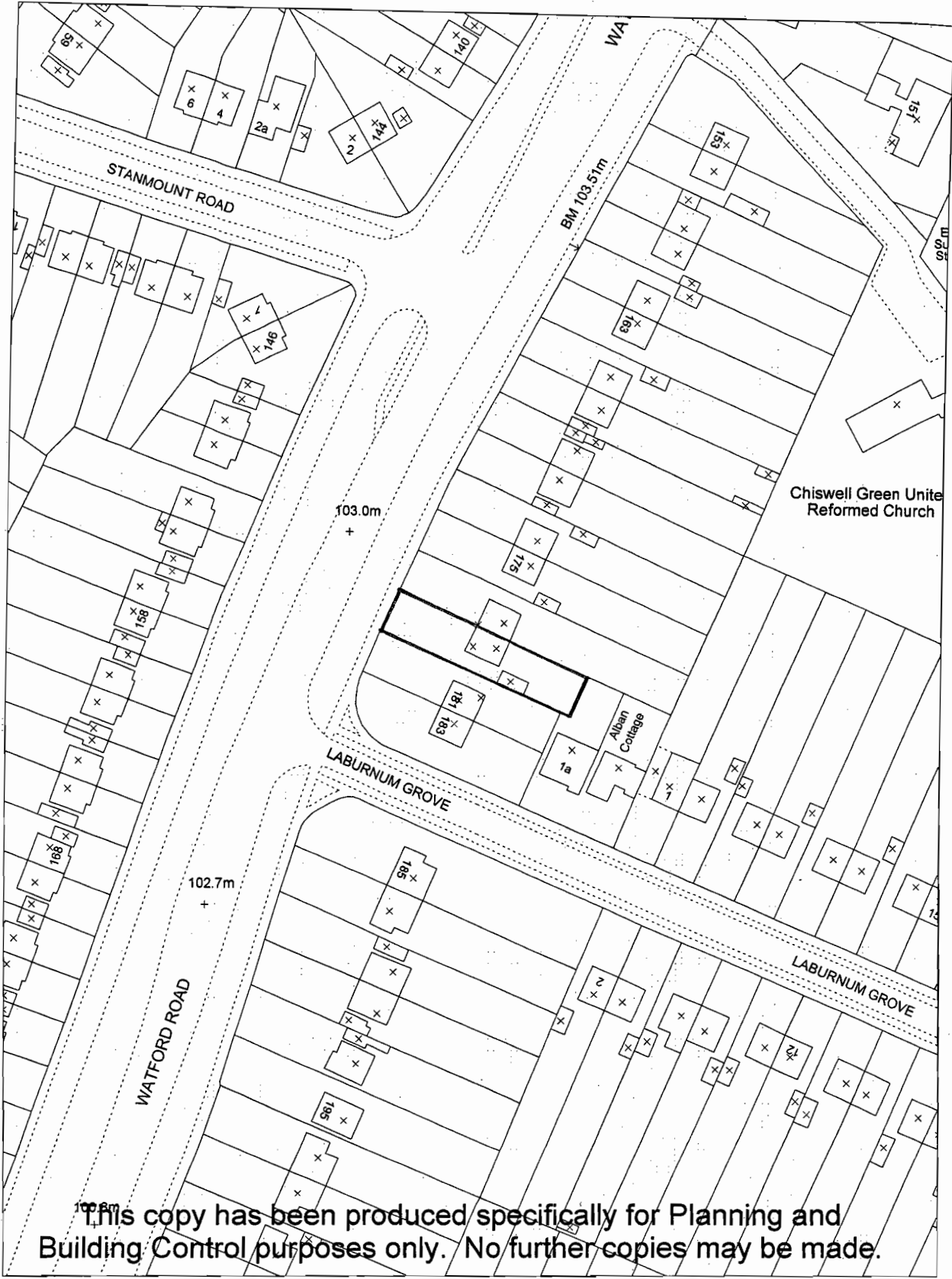
YOUR ATTENTION IS DIRECTED TO THE ATTACHED BOOKLET WHICH EXPLAINS YOUR RIGHT OF APPEAL AGAINST THIS NOTICE. YOU SHOULD READ IT CAREFULLY.

ANNEX

Regulation 4 of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 2002

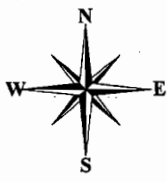
The Council consider it expedient to issue the attached Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) for the following reasons:-

1. The extensions constructed on site are materially different from those previously granted permission. The two storey side extension constructed on site encroaches within 0.75m of the party boundary with the neighbouring (non-adjoining) semi detached property. Due to its proximity to the party boundary, which is compounded by the gable roof form that has been introduced, the development gives rise to a cramped appearance detrimental to the visual amenities of the street scene, and gives rise to an undesirable terracing effect contrary to the provisions of Policy 72 (vii) (Extensions in Residential Areas) of the St Albans District Local Plan Review 1994.
2. The single storey side extension incorporates a 3.5m high parapet wall along the party boundary with the neighbouring (non-adjoining) semi detached property. This wall is excessive in height, and does not appear to be structurally necessary. It has an overbearing impact and resulting loss of amenity to the neighbouring occupant at No. 181 Watford Road, and is contrary to Policy 72 of the St Albans District Local Plan Review 1994.



This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made.

This map has been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
 © Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 OS License No: LA079227



Scale: 1:1250

