

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
268 HATFIELD ROAD, ST ALBANS, HERTFORDSHIRE

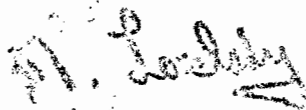
WHEREAS:-

- (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 last four years 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 development by the making of the material change in the use of the land 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 3 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 1 June 2009

Issued 20 April 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
268 HATFIELD ROAD, ST ALBANS, HERTFORDSHIRE

(edged red on the attached plan).

SCHEDULE 2

Alleged breach of planning control.

Change of use of single storey rear extension part of residential dwelling to independent residential dwelling unit.

SCHEDULE 3

Steps required to be taken

Cease the use of the extension as an independent residential unit entirely, remove all bathroom and kitchen furnishings, fixtures and fittings from the interior of the single storey rear extension attached to the rear of No. 268 Hatfield Road and reopen internal access into the extension from the main dwelling house and return the use of the building to ancillary living space incidental to the lawful use of the premises as a dwelling house for not more than 6 people living together as a family unit.

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

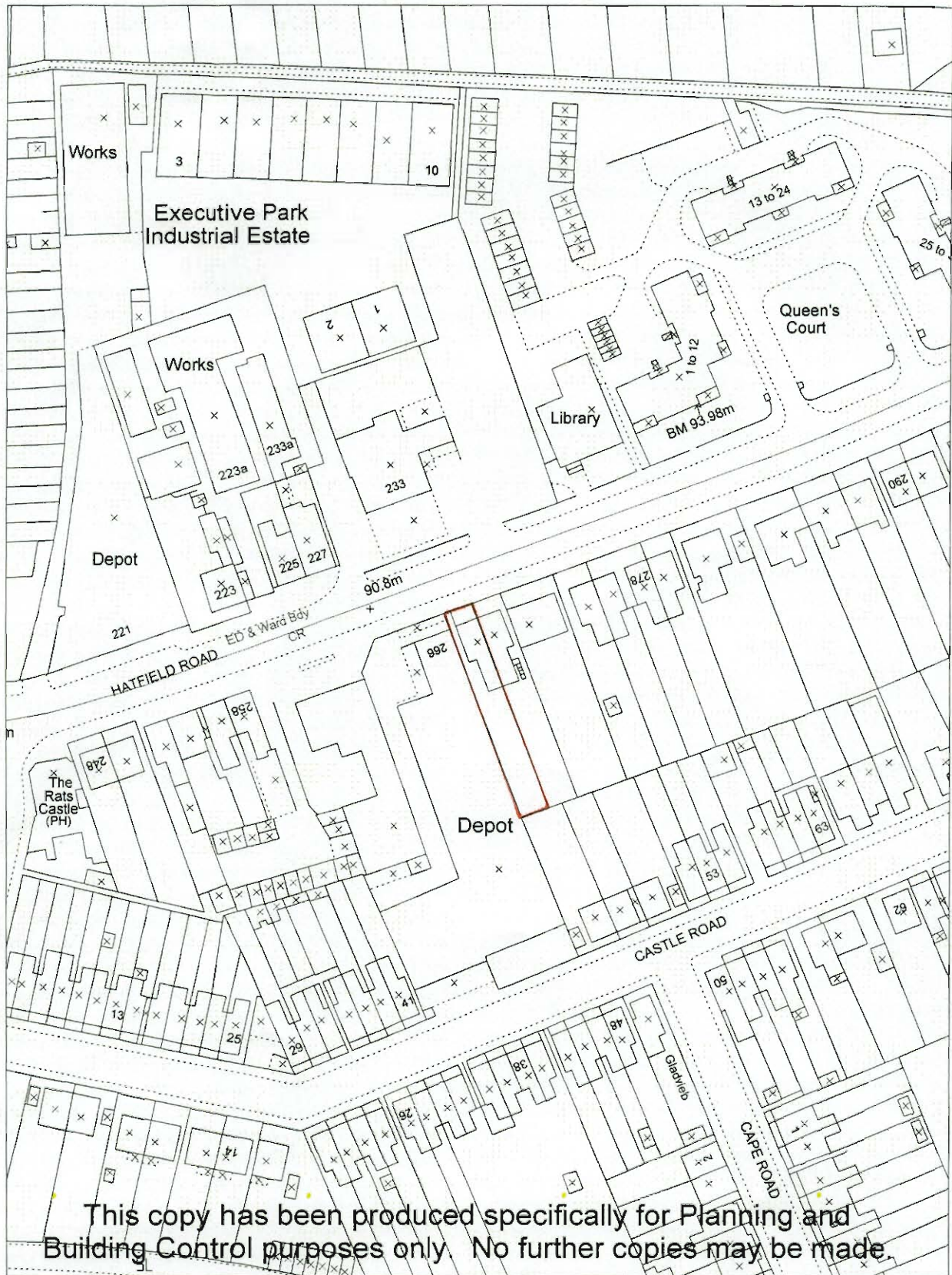
ANNEX

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:-

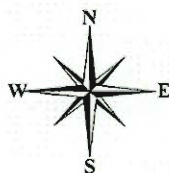
"By reason of the restricted plot size, the conversion of the single storey rear extension at No. 268 Hatfield Road to a self-contained independent dwelling is an overdevelopment of the site. The resulting increase in housing density on site impacts adversely upon the general standard of environment and amenity enjoyed by existing occupants, and results in an inadequate provision of private amenity space available to meet the likely needs of the occupants. The development is contrary to Policy 39 (Parking Standards, General Requirements), Policy 40 (Residential Development Parking Standards), Policy 69 (General Design and Layout) and Policy 70 (preamble), (i) and (vi) (Design and Layout of New Housing) of the St Albans District Local Plan Review 1994 which seeks to achieve a high standard of environment."

enfment/enfnotm



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

