

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE MATERIAL CHANGE OF USE

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

Land at 120 Bucknalls Lane Garston 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.

Without planning permission change of use of barn (outlined in red and shaded purple on the attached plan) previously used as an office to a separate residential dwelling.

4. Reasons For Issuing This Notice

1. The amount of off- street parking is unsatisfactory for the development when taking into account the site's unsustainable location. There is a significant potential for uncontrollable overspill of parking outside the site, giving rise to the potential for conflict between other uses in the locality and adding further impact on and potential harm to the openness and visual amenity of the Green Belt. The development is contrary to Policies 1 (Metropolitan Green Belt), 34 (Highway Considerations in Development Control), 39 (Parking Standards, General Requirements) and 40 (Residential Development Parking Standards) of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework March 2012.

2. The close proximity of the barn to the main dwelling and its lack of private amenity space results in a significant loss of privacy to the occupiers of both units. In addition use of the barn as a self contained dwelling is not consistent with the existing pattern and layout, is out of character with the existing pattern of development within the area which relates poorly to the host site as an independent dwelling. It is therefore contrary to Policies 1 (Metropolitan Green Belt), 11 (Residential Conversion), 13 (Extension or Replacement of Dwellings in Green Belt), 69 (General Design and Layout) and 70 (Design and Layout of New Housing) of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework March 2012.

3. The change of use of the barn to a self contained dwelling is inappropriate development in the Green Belt which is, by definition harmful. The harm caused by the development cannot be justified and no very special circumstances are apparent in this case. It is therefore contrary to Policy 1 (Metropolitan Green Belt) of the St. Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework March 2012.

5. What You Are Required To Do

Cease the use of the barn as an independent dwelling and return the use of the building to a purpose incidental to the enjoyment of the main dwelling.

6. Time For Compliance

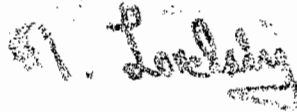
6 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 15 April 2014 unless an appeal is made against it beforehand.

Dated: 4 March 2014

Signed:



M Lovelady LLB (Solicitor)

Head of Legal, Democratic and Regulatory Services
St. Albans District Council

On behalf of:

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

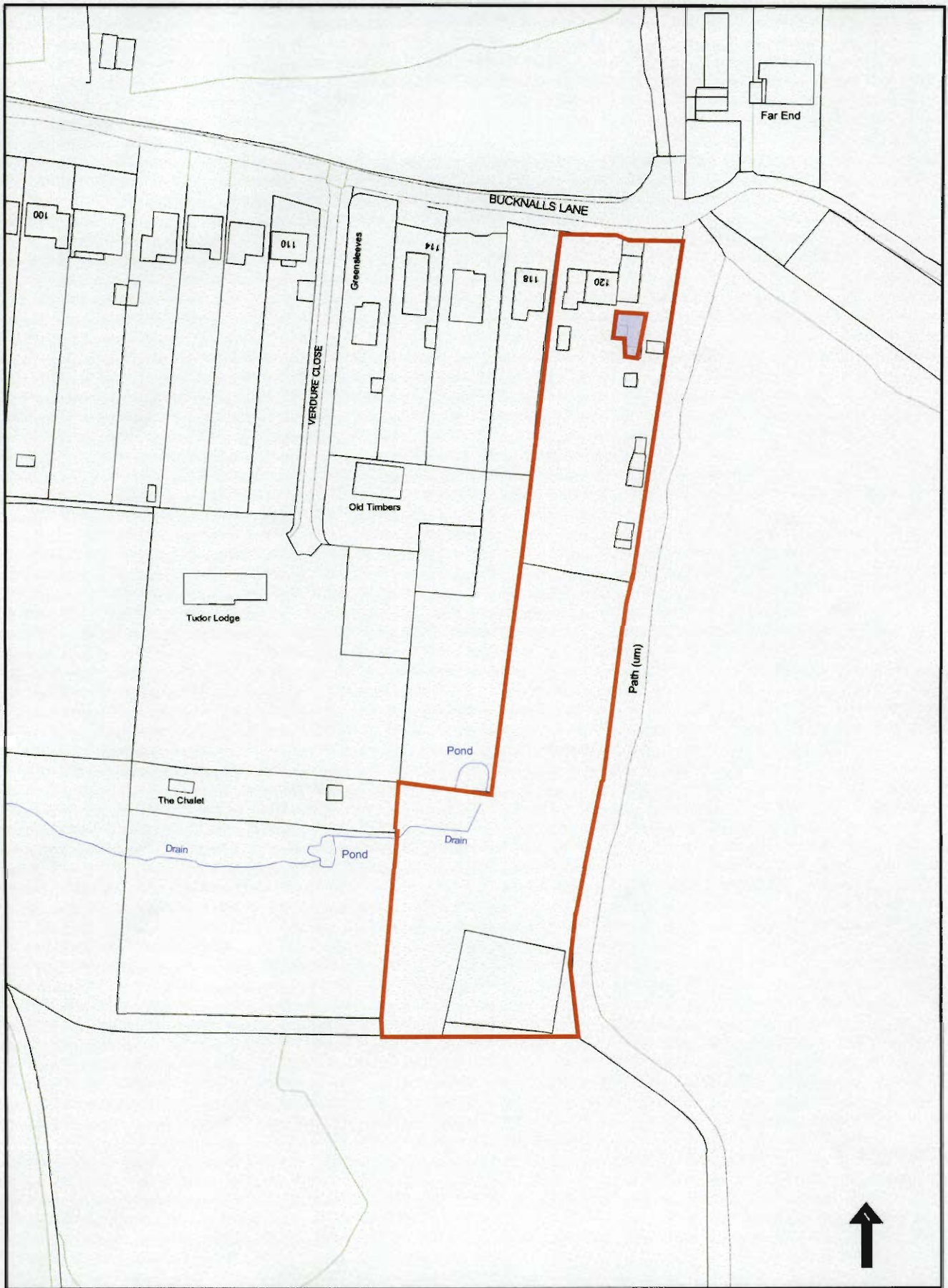
ANNEX

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.



120 Bucknalls Lane, Garston, Herts, WD25 9NH

