

IMPORTANT

THIS COMMUNICATION AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE

OPERATIONAL DEVELOPMENT

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)
("the Act")**

ISSUED BY: North Devon District Council ("the Council")

1 **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to it that there has been a breach of planning control, under Section 171A(1)(a) of the Act, at the land described below. The Council consider it expedient to issue this notice, having regard to the provisions of the development plan and to other material considerations.

2. **THE LAND AFFECTED** (shown edged red on the plan attached)

14 Oakleigh Road, Barnstaple, North Devon

("the land")

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

The construction of a timber building ("the unauthorised development")

4. **REASONS FOR ISSUING THIS NOTICE**

The Council consider it expedient to issue this notice for the following reasons:

1. It appears to the Council that the unauthorised development was carried out within the last 4 years

2. The unauthorised development is detrimental to the visual amenities of the locality, the amenity of adjoining properties and the street scene by reason of its prominent location, design and materials. It is therefore considered to be contrary to policies DST2 and DB7 of the North Devon Local Plan.

3. The Council considers that the use of planning conditions would not overcome the above reasons for issuing this Notice.

5. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 6 be undertaken within the period of one month from the date when this notice takes effect.


6. WHAT YOU ARE REQUIRED TO DO

1. Demolish the unauthorised development, including any foundations forming part of it,
2. Remove from the Land all materials and debris resulting from taking the above step

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 23rd May 2002 ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue] 17th April 2002

Signed : 
Solicitor, Legal Services Manager

on behalf of: North Devon District Council,
Civic Centre,
Barnstaple,
North Devon.
EX31 1EA.

* specific date, not less than 28 clear days after date of service

GUIDANCE NOTES FOR YOUR INFORMATION

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 effective date. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this Enforcement Notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the effective date 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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OAKLEIGH ROAD

2A

14 OAKLEIGH ROAD

SCALE: 1:500 DRAWN BY: J. H. M. M.

Originating Group:

ENFORCEMENT 3284

DATE: 2nd October 2000
Drawing No:

EX32 RJT