

NDDDC

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")

i hereby certify this is
a true copy of the original
21/3/26



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)

29 South Street, Barnstaple, Devon

("the land")

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

Erection of wooden fence and trellis on the roof of the single storey extension to the rear of the land ("the unauthorised development")

4. **REASONS FOR ISSUING THIS NOTICE**

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

The Council believe that the unauthorised development was substantially completed within the last four years.

The land is situated in a Conservation Area, and it is considered that the character and the appearance of the area are harmed by the unauthorised development.

In the opinion of the Council, the unauthorised development is out of keeping with the established character and form of the buildings in the locality.

The unauthorised development results in overlooking of adjacent properties to the detriment of the amenities and privacy otherwise enjoyed by nearby occupiers.

It is not considered that these objections could be overcome by the use of conditions.

5. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 6 be undertaken within the period of two (2) months from the date when this notice takes effect.

6. WHAT YOU ARE REQUIRED TO DO

1. Remove from the land the unauthorised development.
2. Clear up and remove from the land any debris and rubbish resulting from the carrying out of step 1 above.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **30th April 1996** ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue] .. 21st March 1996.....

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

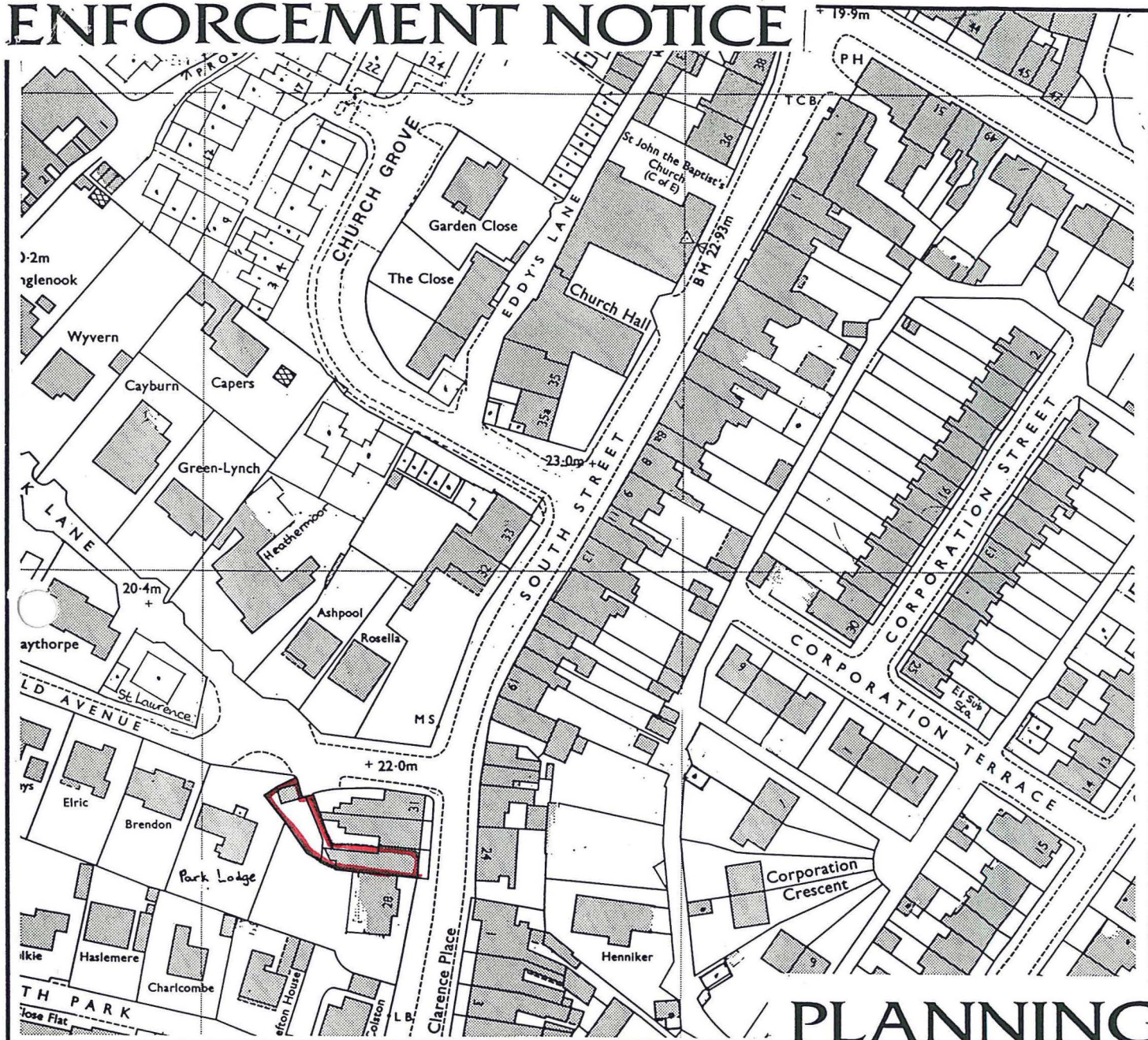
YOUR RIGHT OF APPEAL

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.

ENFORCEMENT NOTICE



PLANNING

The Breach of Planning Control Which has Occurred:-
Unauthorised Balcony,

**Site:- 29, South Street,
Newport, Barnstaple.**

O.S. Plan No. SS 5632
Scale 1:1250
Drawn Sue Thomas
Date December 1995

NOTATION



The Site



M.J.Easton Dip.T.P. M.R.T.P.I.,
Principal Planning Officer

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Civic Centre, Barnstaple, Devon, EX31 1EA