

RE: 25 DEWSBURY ROAD, ROMFORD, RM3 8DN

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

NOTICE A

ISSUED BY: London Borough of Havering (herein after referred to as "the Council")

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to the Council that there has been a breach of planning control, under Section 171A(1)(a) 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.

2. **THE LAND AFFECTED**

The land at **25 DEWSBURY ROAD, ROMFORD, RM3 8DN**, shown edged in black on the attached plan.

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

Without planning permission, the construction of an outbuilding and raised sitting area in the rear garden.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breaches of planning control have occurred "within the last FOUR years" and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any amenity or injury which has been caused by the breach.

(1) It appears to the Council that the above breach of planning control has occurred "within the last FOUR years" and that steps should be taken to remedy the breach by Section 173 4(a) or to remedy any amenity or injury which has been caused by the breach.

(2) It is considered that the outbuilding, by reason of its excessive depth and position close to the boundaries of the site, is judged to be an intrusive and unneighbourly development, harmful to the residential amenities enjoyed by the adjacent occupiers at Nos. 23 & 27 Dewsbury Road contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

(3) It is considered that the raised platform area of the outbuilding due to its height, positioning directly adjoining the boundary and potential use

as a sitting out area would create harmful actual and perceived overlooking to adjacent neighbours, harmful to the residential amenity of the adjacent occupiers at Nos. 23 & 27 Dewsbury Road contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

- (4) It is considered that the flank windows of the outbuilding facing No. 23 Dewsbury Road create harmful actual and perceived overlooking of the rear garden, harmful to residential amenity contrary to Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

The Council does not consider that planning permission should be granted because planning conditions would not overcome these problems.

5. WHAT YOU ARE REQUIRED TO DO

Within 2 months of the effective date of this Notice to:

- (i) Remove or demolish the outbuilding and remove all materials and debris from the site;

OR:

Reduce the height of the outbuilding so that it is no more than 2.5 metres high at any point, as measured externally and as measured from the natural ground level which should be taken as the bottom of the concrete platform the outbuilding sits upon. Remove any windows from flank elevations or replace flank elevation windows with ones which are obscure glazed and non-opening. Remove all materials and debris resulting from compliance with this step from the site.

- (ii) Demolish or remove the raised sitting area and the stairs attached to the outbuilding;
- (iii) Once all steps are complied with, remove all materials and debris resulting from the site.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **5th October 2017**, unless an appeal is made against it beforehand

Dated: 31st August 2017

Signed: 

SIMON THELWELL Authorised Officer

on behalf of London Borough of Havering
Town Hall
Main Road
Romford RM1 3BD

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice to the Secretary of State before the **5th October 2017**. Further details are given in the attached explanatory note.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on **5th October 2017** 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 the Notice.

FAILURE TO COMPLY WITH AN ENFORCEMENT NOTICE WHICH HAS TAKEN EFFECT CAN RESULT IN PROSECUTION AND/OR REMEDIAL ACTION BY THE COUNCIL.

EXPLANATORY NOTES

STATUTORY PROVISIONS

A summary of Sections 171A, 171B and 172 to 177 of the Town and Country Planning Act 1990 (as amended) is enclosed with this Notice.

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be in writing and received, or posted (with the postage paid and properly addressed) in time to be received in the ordinary course of the post, by the Secretary of State on or before **the 5th October 2017**.

If you intend to appeal against this Notice you should follow the instructions given on the information sheet from the Planning Inspectorate which accompanies this Notice.

GROUND OF APPEAL

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the Notice, planning permission ought to be granted, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the Enforcement Notice were not served as required by section 172;

- (f) that steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all these grounds may be relevant to you.

PLANNING APPLICATION FEE

Should wish to appeal on ground (a) - that planning permission should be granted for the unauthorised development - then a fee of **£172.00** is payable both to the Secretary of State and to the Council, making the total fees payable **£344.00** If the fees are not paid then that ground of appeal will not be valid.

STATEMENT ON GROUNDS OF APPEAL

You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

RECIPIENTS OF THE ENFORCEMENT NOTICE

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. The Owner, 25 Dewsbury Road, Romford, RM3 8DN
2. The Occupier, 25 Dewsbury Road, Romford, RM3 8DN.
3. VILIJIA CROWE, 25 Dewsbury Road, Romford, RM3 8DN
4. VILIJIA CROWE, 62 Richmond Crescent, London, E4 9RU.

For Information Only:

GODIVA MORTGAGES LIMITED, Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ.

CST Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0303-444 5000
Email enquiries@pins.gsi.gov.uk

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Appeals Casework Portal <https://acp.planninginspectorate.gov.uk/> or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

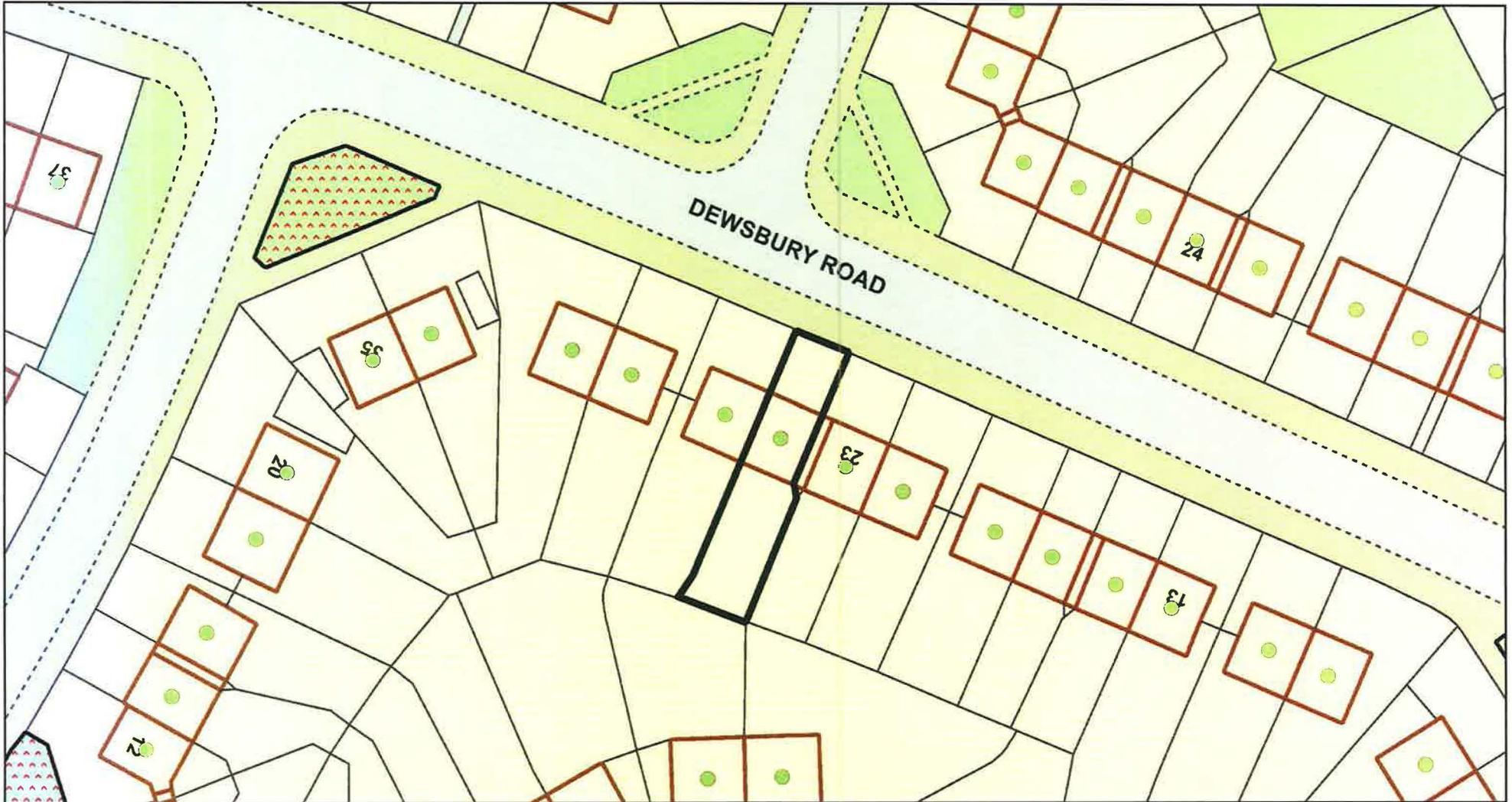
You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.



25 Dewsbury road N
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