

**IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT**

**Issued by:** East Staffordshire Borough Council, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire DE14 1LS

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, within paragraph (a) of section 171A(1) of the above Act, at the land described below. It considers 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 this notice contains important additional information.

2. **The land to which this notice relates:**

The land known as 54, Derby Street, Burton upon Trent, Staffordshire DE14 2LD shown edged in red on the attached plan ("the Land).

3. **The matters which appear to constitute the breach of planning control**

Without planning permission, the erection of a first floor extension to the rear of 54, Derby Street, Burton upon Trent, Staffordshire, DE14 2LD

4. **Reasons for issuing this notice:**

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

- (1) It appears to the Council that the above breach of planning control has occurred within the last four years.
- (2) The overall height and roof design on the first floor extension has resulted in a visually intrusive feature to the rear of the property and sets an undesirable precedent for neighbouring terraced properties which would further erode the character and appearance of the area. It is an unsustainable form of development which conflicts with relevant development plan policies and material planning considerations including National Planning Policy Framework.
- (3) The Council does not consider that planning permission should be given, because planning conditions could not overcome these objections.

5. **What you are required to do:**

- (1) Dismantle the unauthorised development and remove the resultant materials from the Land.

**6. Time for compliance:**

30 days beginning with the day on which this notice takes effect.

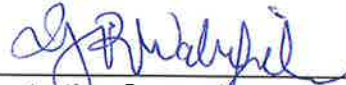
**7. When this notice takes effect:**

This notice takes effect on 12<sup>th</sup> January 2017 unless an appeal is made against it beforehand.

Dated:

7<sup>th</sup> December 2016

Signed:



Solicitor to the Council, Monitoring Officer  
(the Council's authorised officer)

on behalf of: East Staffordshire Borough Council, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire DE14 1LS



## The Planning Inspectorate

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

Direct Line 0303-444-5000

Fax No 0117-372-8782

ANNEX

### THIS IS IMPORTANT

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

- On-line at the Planning Casework Service area of the Planning Portal ([www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)); or
- By getting enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

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

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;
- Your address; and
- 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.

