

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 to: Company Secretary for CEDARWAYS RESIDENTIAL CHILD CARE LARKHILL HOUSE LIMITED (11543599) registered address 33, Stapenhill Road, Burton upon Trent, Staffordshire DE15 9AE

Issued by: East Staffordshire Borough Council, Town Hall, King Edward Place, Burton upon Trent, Staffordshire DE14 2EB

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 33, Stapenhill Road, Stapenhill, Burton upon Trent, Staffordshire DE15 9AE 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 ground floor extension to the South of the building.

4. Reasons for issuing this notice

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

- a) It appears to the Council that the above breach of planning control has occurred within the last four years.
- b) It is considered expedient to issue this Notice in the interests of the amenity of the area.
- c) NPPF states that effective enforcement is important as a means of maintaining confidence in the planning system
- d) The unauthorised development is constructed from inappropriate materials forming an incongruous feature to the detriment of the visual amenity and character of the area including the Conservation Area contrary to the requirements of Local Plan Policies SP24, SP25, DP1, DP3 and DP5 of the East Staffordshire Design Guide and the National Planning Policy Framework.

5. What you are required to do

- a) Permanently remove the ground floor extension to the South of the building and remove all building material resulting from the demolition of the extension from the Land

6. Time for compliance

Section 5 a) is to be complied with within 1 month from the date this Enforcement Notice takes effect.

7. When this notice takes effect

This Notice takes effect on **25th August 2023** unless an appeal is made against it beforehand.

Dated:21/07/2023.

Signed:

Principal Solicitor to the Council & Deputy Monitoring Officer
(the Council's authorised officer)

on behalf of: East Staffordshire Borough Council, Town Hall, King Edward Place, Burton upon Trent, Staffordshire DE14 2EB



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

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 written notice of appeal by letter or email. 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.