



Winchester
City Council

Working in Partnership



ENFORCEMENT NOTICE

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

SOUTH DOWNS NATIONAL PARK AUTHORITY

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPENSATION ACT 1991)**

Issued by: Winchester City Council, on behalf of the South Downs National Park Authority

1. **THIS IS A FORMAL NOTICE** which is issued by Winchester City Council, on behalf of the South Downs National Park Authority ("the SDNPA"), because it appears 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. The Authority 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 the notice and the enclosures to which it refers contain important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Bramdean Cottage, Petersfield Road, Bramdean, Alresford, Hampshire, SO24 0LW shown edged by a solid black line on the plan attached to this Notice ("the Land").

3. **THE BREACH OF PLANNING CONTROL ALLEGED WITHOUT PLANNING PERMISSION**

Without planning permission, the erection of a close boarded wooden fence. The location of the fence is shown as a blue line on the plan attached to this Notice.

4. **THE REASON FOR ISSUING THE NOTICE**

It appears that the development has taken place within the last 4 (four) years.

Planning application *SDNP/16/00271/HOUS* Erection of a free-standing close board wooden fence (3.5ft) on top of existing brick wall (3.5ft) (WITHIN THE CURTILAGE OF A LISTED BUILDING) (additional plans submitted 5.2.16) was refused on the 21 March 2016.

The application was refused because it is considered that it causes harm to the character and appearance of the area, it also fails to preserve the setting of a listed building and is detrimental to the landscape.

The subsequent planning appeal against this refusal was dismissed by a Planning Inspector on 2 December 2016.

The development is contrary to policies SD4 Landscape, SD5 Design & SD13 Listed Buildings of the South Downs Local Plan: Adopted 2 July 2019.

Planning conditions cannot overcome the harm specified above.

5. WHAT YOU ARE REQUIRED TO DO

1. Remove the fence from the location shown as a blue line on the plan attached to this notice;
2. Remove all associated fence posts and other resulting materials from the Land.

6. TIME FOR COMPLIANCE

Within 28 days beginning with the day on which the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 14 January 2020 unless an appeal is made against it beforehand.

Date : 10 December 2019

Signed :



**Catherine Knight, Service Lead – Legal (Interim)
Winchester City Council**

ANNEX 1

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 Planning Inspectorate acting on behalf of the Secretary of State before the date specified in paragraph 7 of the notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal <http://www.planningportal.gov.uk/uploads/pins/enfinfosheet.pdf>

ANNEX 2

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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 paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Authority.

ANNEX 3

GUIDANCE NOTES

The following sections of the Town and Country Planning Act 1990 are relevant to Enforcement Notices:

- S171A – Expressions used in connection with enforcement
- S171B – Time limits
- S172 – Issue of an Enforcement Notice
- 172A – Assurance as regards prosecution for person served with a notice
- S173 – Contents and effect of Notice
- S173A – Variation and Withdrawal of Notice
- S174 – Appeal against a Notice
- S175 – Appeal – supplementary provisions
- S176 – General provisions relating to the determination of appeals
- S177 – Grant/modification of planning permission on appeals against Notices.

Lodging an Appeal

Under 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 or, 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 the 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 of these grounds may be relevant to you.

If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of £412.00 to the South Downs National Park Authority. Joint appellants need only pay one set of fees. If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

ANNEX 4

LIST OF ALL RELEVANT POLICIES

South Downs Local Plan: Adopted 2 July 2019 (2014-33)
SD4 Landscape
SD5 Design
SD13 Listed Buildings

ANNEX 5

GUIDANCE NOTES ON HOW TO MAKE AN APPEAL

Printed copies attached

1. Planning Inspectorate – Making your appeal - How to Complete Your Enforcement Appeal Form - England (May 2016)

2. Planning Inspectorate – Procedural Guidance – Enforcement Notice Appeals - England (March 2016)

These documents can also be found at:

<https://www.gov.uk/appeal-enforcement-notice>



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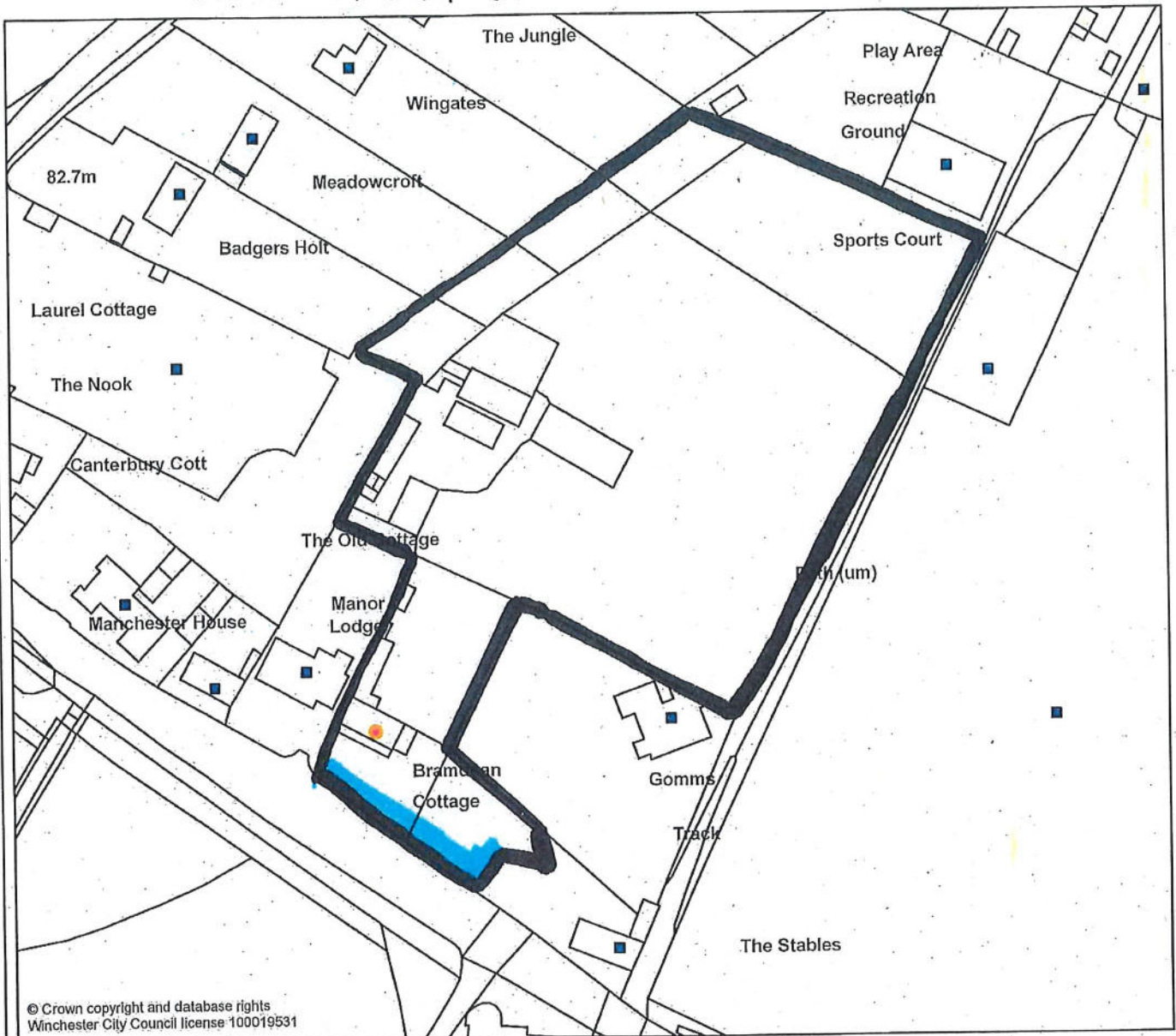
Bramdean Cottage

PETERSFIELD ROADS, BRAMDEAN,
ALRETON, SO24 0LW

Not Set

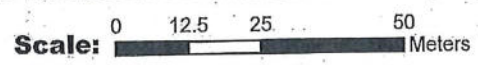


Winchester
City Council



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website: www.winchester.gov.uk

Organisation	Winchester City Council
Department	Winchester GIS
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