

Our Ref: 02/00202/ENF

Your Ref:

Enquiries to:

Date: 13 January 2006

Strategic Manager: Alun Davies

Planning Services

Monkton Park

Chippenham

Wiltshire

SN15 1ER

Tel: 01249 706594

Fax: 01249 460810

email: cgarrett@northwilts.gov.uk

www.northwilts.gov.uk


Dear Sir/Madam

ENFORCEMENT NOTICE AT 21 FORE STREET, ASHTON KEYNES, SWINDON, SN6 6NP

The Council have issued an Enforcement Notice relating to the above Land and I now serve on you copies of this Notice, in view of your interest in the Land.

Unless an appeal is made, as set out in the Annex, the Notice will take effect on the date shown in Paragraph 7 of the Notice and you must ensure that the required steps for which you may be held responsible are taken within the period or periods specified.

Yours faithfully


Charles Pescod
Implementation Team Leader
Development Control and Listed Buildings

To: Mr Alasdair Scarr
403 Pasir Panjang Road
Singapore
117 633

Mrs Eleanor Whitnell - Scarr
403 Pasir Panjang Road
Singapore
117 633

Mr Dean Oseman
21 Fore Street
Ashton Keynes
Swindon
SN6 6NP

Miss Michelle MacFarland
21 Fore Street
Ashton Keynes
Swindon
SN6 6NP

Miss Sarah Huntingford
The Apple Loft
21 Fore Street
Ashton Keynes
Swindon
SN6 6NP

Mr David Gray
The Apple Loft
21 Fore Street
Ashton Keynes
Swindon
SN6 6NP

The Company Secretary
Lloyds TSB
8-10 Southgate St
Gloucester
GL1 2DH

Mr Alasdair Scarr
C/O The Old Post Office
Somerford Keynes
Nr. Cirencester
Gloucestershire
GL7 6DP

Mrs Eleanor Whitnell –
Scarr
C/O The Old Post Office
Somerford Keynes
Nr. Cirencester
Gloucestershire
GL7 6DP



INVESTOR IN PEOPLE

Our Ref: 02/00202/ENF

Your Ref:

Enquiries to: Robin Williams

Date: 13 January, 2006

Strategic Manager: Alun Davies

Planning Services

Monkton Park
Chippenham
Wiltshire
SN15 1ER

Tel: 01249 706640

Fax: 01249 460810

email: rwilliams@northwilts.gov.uk

www.northwilts.gov.uk

Dear Sir/Madam

**ENFORCEMENT NOTICE AT 21 FORE STREET, ASHTON KEYNES,
SWINDON, WILTSHIRE. SN6 6NP**

Should you wish to appeal against the enforcement notice on ground (a) as provided by Section 174 (2)(a) of the Town and Country Planning Act 1990 (as amended) the following fees will be required:-

£265 for both The Planning Inspectorate and the Local Planning Authority

The cheque for the Planning Inspectorate should be made payable to the First Secretary of State and for the Local Planning Authority the cheque should be made payable to North Wiltshire District Council. Only one person needs to pay a fee.

These fees must be included with your appeal forms, which you have to send to the Council at the above address and the Planning Inspectorate at the address on the appeal form.

Yours faithfully



Charles Pescod
Implementation Team Leader
Development Control and Listed Buildings

To:

Mr Alasdair Scarr
403 Pasir Panjang
Road
Singapore
117 633

Mrs Eleanor
Whitnell - Scarr
403 Pasir Panjang
Road
Singapore
117 633

Mr Dean Oseman
21 Fore Street
Ashton Keynes
Swindon
SN6 6NP

Continued
See next page



The Company
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Mr David Gray
The Apple Loft
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Mr Alasdair Scarr
C/O The Old Post
Office, Somerford
Keynes
Nr. Cirencester
Gloucestershire
GL7 6DP

Mrs Eleanor
Whitnell – Scarr
C/O The Old Post
Office, Somerford
Keynes
Nr. Cirencester
Gloucestershire
GL7 6DP

02/00202/ENF

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

ISSUED BY: North Wiltshire District Council

1. **THIS NOTICE** is issued by the Council because it appears to them 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. 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. 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**

Land at 21 Fore Street, Ashton Keynes, Swindon, SN6 6NP shown hatched on the attached plan ("the land").

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the change of use of the land and buildings from use as a single dwellinghouse (Class C3 of the Town and Country Planning (Use Classes) Order 1987) to a use for that purpose and the addition of a separate self contained unit of residential accommodation.

4. **REASONS FOR ISSUING THIS NOTICE**

- a) It appears to the Council that the above breach of planning control has occurred within the last 4 years.
- b) The unauthorised use results in an unsatisfactory relationship between dwellings detrimental to the amenity of both dwellings by reason of noise, disturbance and the relationship between outdoor amenity areas. The development is therefore contrary to Policy RH8 of the adopted North Wiltshire Local Plan 2001 and Policy H3 of the North Wiltshire Local Plan 2011 revised deposit draft.

- c) The establishment of two separate units of residential accommodation would, in due course, be likely to lead to a need for separate residential curtilages and car parking spaces, the addition of ancillary domestic buildings such as garages and garden sheds and the likelihood that the residential unit of accommodation will be extended; all to the detriment of the character of the area which has been designated a Conservation Area. The development is therefore contrary to Policy RB3 of the adopted North Wiltshire Local Plan 2001 and Policy HE1 of the North Wiltshire Local Plan 2011 revised deposit draft.
- d) The continued use of the land as two dwellings in breach of planning control would, in due course, lead to the unauthorised development becoming lawful with the Council losing control of additional development constructed as "permitted development" in association with the additional dwelling.

5. WHAT YOU ARE REQUIRED TO DO

- a) Cease the use of the land and buildings as two separate units of residential accommodation.
- b) Restore the land and buildings to a single dwellinghouse (Class C3 of the Town and Country Planning (Use Classes) Order 1987)

6. TIME FOR COMPLIANCE

Six months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 24 February 2006 unless an appeal is made against it beforehand.

Dated : 13 January 2006

Signed : 

on behalf of North Wiltshire District Council

ANNEX

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 First Secretary of State **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Making your enforcement appeal" sets out your rights. The enclosed appeal forms are for your use.

- (a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) The second copy of the appeal form should be sent to the Council.
- (c) The third copy is for your own records.

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 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 Council.

194353

ENFORCEMENT NOTICE



*North
Wiltshire
District
Council*

21 Fore Street, Ashton Keynes, Swindon, SN6 6NP
SCALE: 1:1250

02/00202/ENF Grid Ref: SU 0501 9420

Planning Services

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