

Our Ref: 03/00217/EMIN

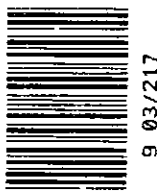
Your Ref:

Enquiries to: Robin Williams

Date: 19 November, 2003

Chief Executive: Bob Marshall
Director: Bob Gwilliam
Director: Jeff Penfold

Business Manager: Laurie Bell



Planning Services
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Tel: 01249 706640
Fax: 01249 460810
email: rwilliams@northwilts.gov.uk
www.northwilts.gov.uk

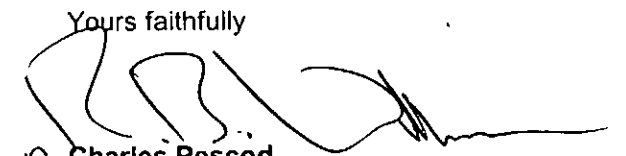
Dear Sir/Madam

ENFORCEMENT NOTICE AT 57 COMPTON BASSETT, CALNE, WILTSHIRE

The Council has 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

Trevor Nash
57 Compton Bassett
Calne
Wilts

Jacqueline A Simpson
57 Compton Bassett
Calne
Wilts

Standard Life Bank
1 Conference Square
Edinburgh
EH3 8RH



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Dear Sir/Madam

ENFORCEMENT NOTICE AT 57 COMPTON BASSETT, CALNE, WILTSHIRE

Should you wish to appeal against the enforcement notices the following fees will be required:- £110 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.

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

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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 57 Compton Bassett, Calne, Wiltshire shown hatched on the attached plan.
3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the carrying out of development comprising the erection of a two-storey extension and detached double garage not in accordance with the grant of planning permission under the Council's reference 02.02638.FUL
4. **REASONS FOR ISSUING THIS NOTICE**
 - a) It appears to the Council that the above breach of planning control has occurred within the last four years.
 - b) The garage structure is excessively large and unduly prominent in the rural landscape and street scene also detracting from the appearance and character of the dwelling. The development is therefore contrary to policy RH14 of the North Wiltshire Local Plan 2001.
 - c) The bulk and scale of the garage, the external finish of the works and the windows utilised materially detract from the appearance of the dwelling

and are harmful to the visual amenity of the area. The site lies within the Compton Bassett Conservation Area where only development which preserves or enhances its character is permitted. The development is therefore contrary to policy HE7 of the Wiltshire Structure Plan 2011 and policy RB3 of the North Wiltshire Local Plan 2001.

5. WHAT YOU ARE REQUIRED TO DO

- a) Reduce the size of the garage and externally finish the building to accord with the plan (reference numbered "Mr & Mrs Nash Dwg. Nos) approved under the Council's planning permission (reference 02/02638/FUL) a copy of which is attached.
- b) Remove the external painted reconstructed stonework to the front elevation of the extension and replace with natural stone to match in terms of type, colour, size and bedding of stone, coursing, jointing, pointing and mortar mix that of the front elevation of the original dwelling.
- c) Remove the external brick facings on the garage and extension and finish with render except the side elevation marked 'A' which shall be finished with natural stone detailing all as shown on the plan (reference numbered "Mr & Mrs Nash Dwg. Nos 590) approved under the Council's planning permission (reference 02/02638/FUL) a copy of which is attached.
- d) Remove the ground floor windows in the front elevation and side elevation marked 'A' and replace with windows with surrounds and mullions to match the dimensions and detailing of the original ground floor windows in the front elevation of the original dwelling.
- e) Remove the first floor window in the front elevation of the extension and replace with a window to either match the dimensions and detailing of the original window in first floor in the front elevation of the dwelling or having the dimensions and detailing shown on the plan (reference numbered "Mr & Mrs Nash Dwg. Nos 590) approved under the Council's planning permission (reference 02/02638/FUL) a copy of which is attached.
- f) Provide and finish the first floor window in the side elevation marked 'A' with a stone lintel and surround.
- g) Provide and finish both windows in the side elevation marked 'B' with stone lintels as shown on the plan (reference numbered "Mr & Mrs Nash Dwg. Nos 590) approved under Council's planning permission (reference 02/02638/FUL) a copy of which is attached.

6. TIME FOR COMPLIANCE


Three months from the time the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 31 December 2003 unless an appeal is made against it beforehand.

Dated : 19 November 2003

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

- (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

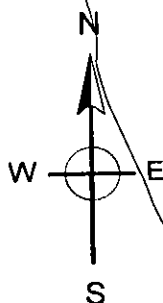
If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

403452

Enforcement Notice

5583

99.1m



5265

5863

6264

172601

*North
Wiltshire
District
Council*

57 Compton Bassett, Calne, Wiltshire

SCALE: 1:1250

SU0353 7275 03/00217/EMIN

Planning Services

19.11.03

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NORTH WILTSHIRE DISTRICT COUNCIL- LA078840 2003

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Special Document ID Barcode:

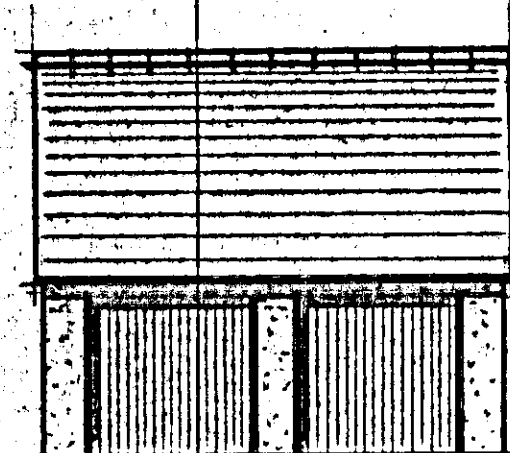


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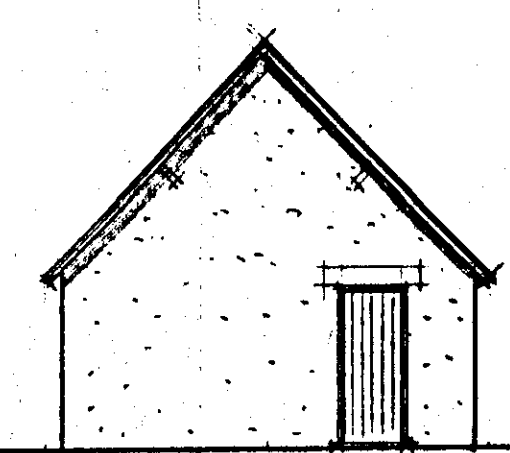
PLACEHOLDER

Prepared by Resolution Ltd.

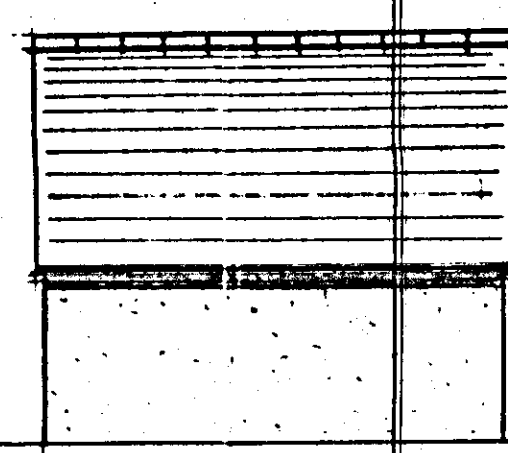
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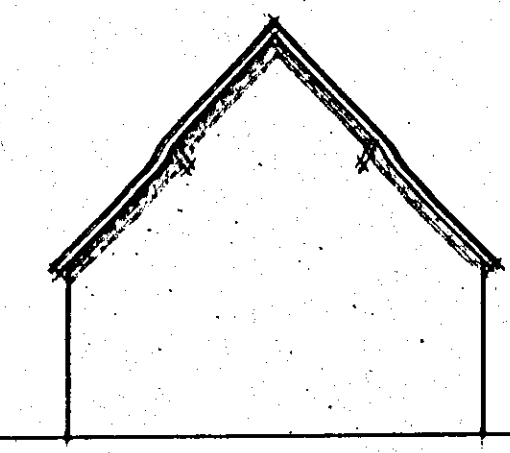
FRONT



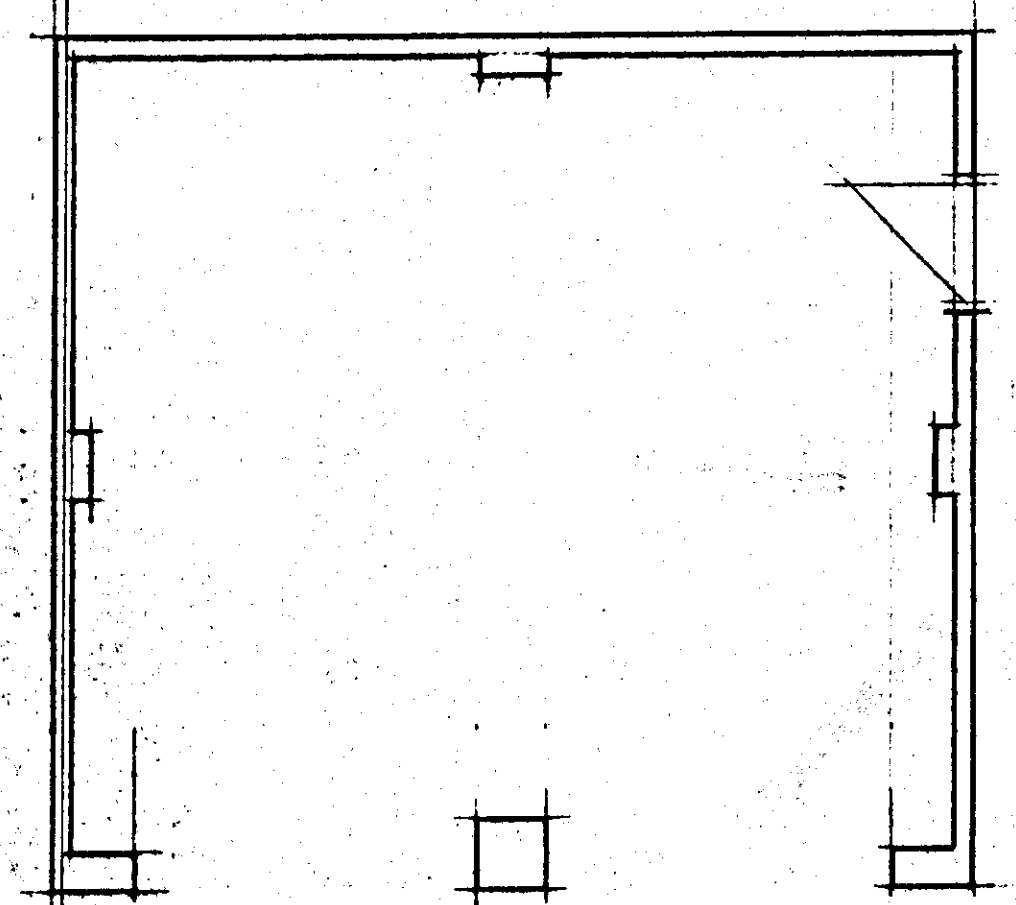
SIDE



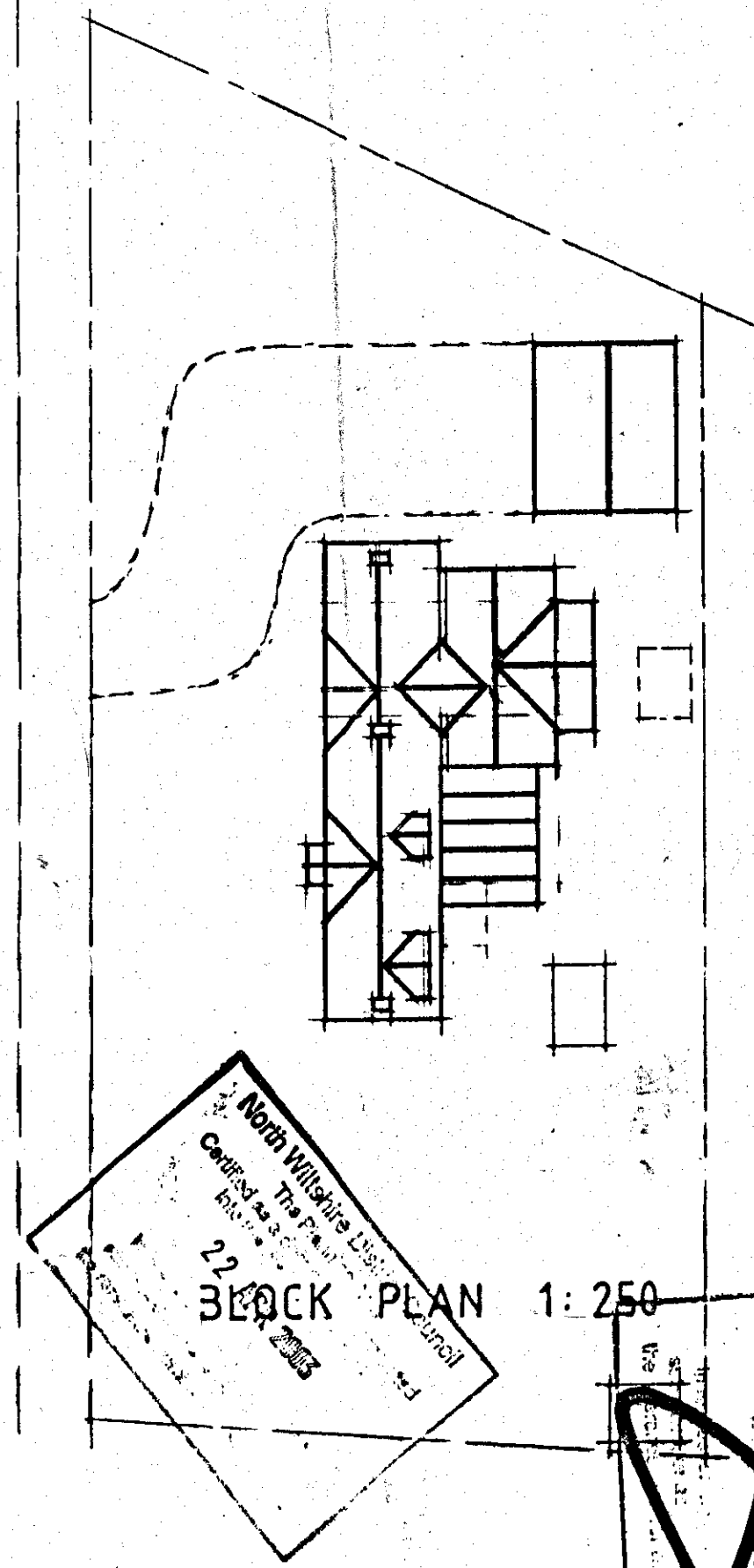
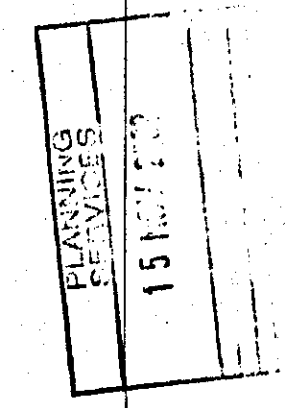
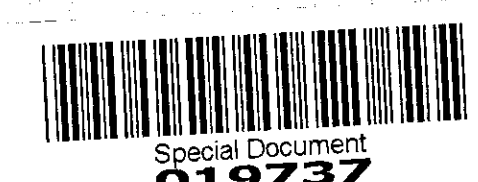
REAR



SIDE

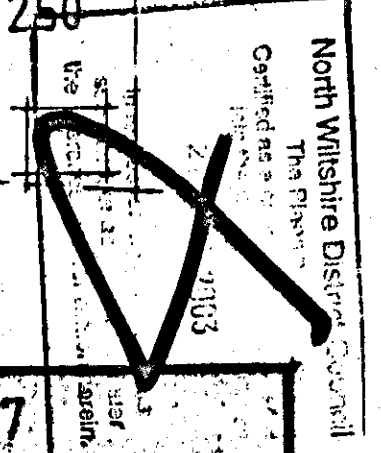


GROUND FLOOR LAYOUT



Proposed Garage At 57
Compton Bassett Wiltshire

Mr & Mrs Nash	Dwg nos		
Scales		1:100	1:50





PROPOSED FRONT ELEVATION



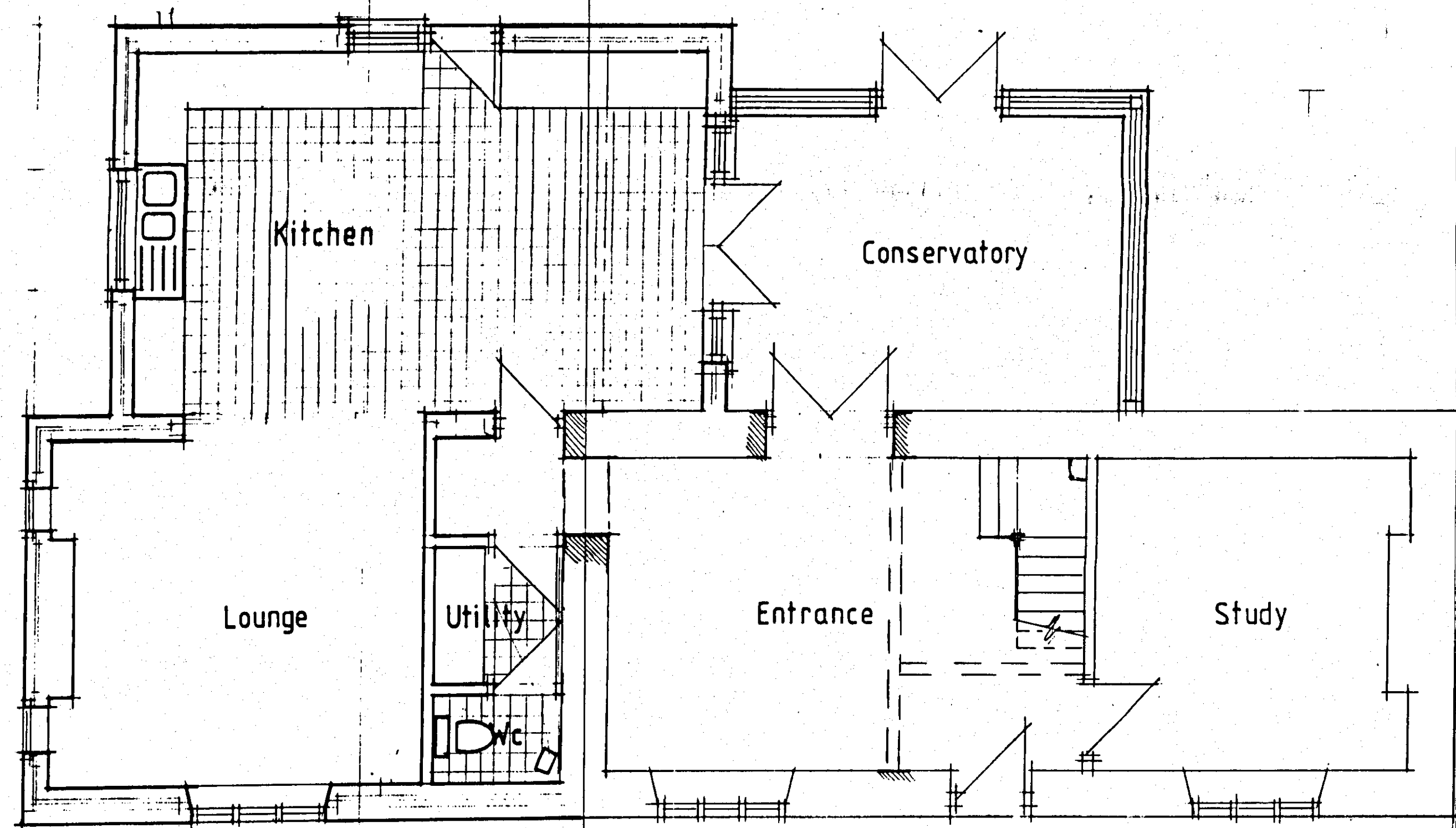
PROPOSED SIDE ELEVATION



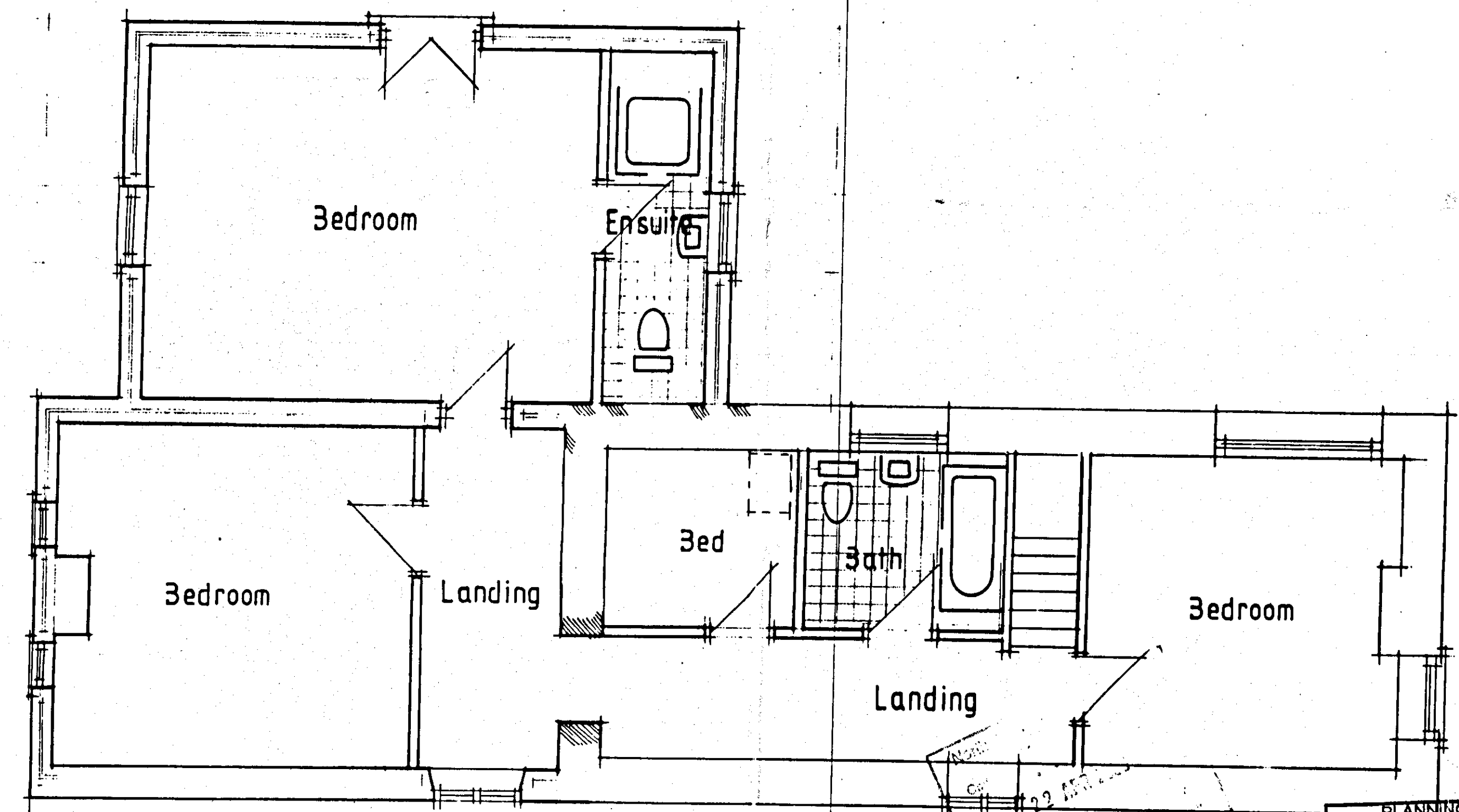
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

PLANNING
SERVICES
- 7 APR 2003
PASSED BY

'REVISED PLANS'

Proposed Extension At 57
Compton Bassett Wiltshire

Mr & Mrs Nash	Revisions		
Scales	1:100	1:50	
Proposals			4
Dwg nos 90			

Box No: NWBX2084

Job No 171

North Wiltshire
Council

Enforcements

DRAWINGS

END