

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: HINCKLEY & BOSWORTH BOROUGH 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 122 Ashby Road, Hinckley, Leicestershire, LE10 1SN ("the Land") shown edged in red on the attached plan

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

Without planning permission, the erection of a carport ("the unauthorised development") shown cross-hatched in black on the attached plan.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred on the land to which this notice relates within the last four years.

Policy DM10 of the adopted Site Allocations and Development Policies Development Plan Document Submission (2016) requires that new development compliments or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

The carport is situated forward of the principal elevation to the property measuring approximately 2 metres from the highway, 2.5 metres in height, 5.7 metres in depth and 3 metres in width and is highly visible when viewed facing north/south along Ashby Road. In this regard, it is highly prominent within the existing streetscene.

Due to the siting, scale and design of the carport, it would be overly prominent and have a significant adverse impact upon the character and appearance of the existing dwelling and street scene. Although there would be no adverse impact upon the residential amenity of the neighbouring properties, the unauthorised development is considered to

be contrary to Policy DM10 of the Site Allocations and Development Management Policies DPD (2016), with regard to impact upon the character and appearance of both the host dwelling and that of the surrounding area.

The Council do not consider that planning permission should be given, because planning conditions could not overcome clear policy led objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Demolish and remove the unauthorised carport as described in paragraph 3 above and shown cross hatched in black on the attached plan

- (ii) Remove from the Land all resultant debris arising from compliance with the first (i) requirement of this Notice.

6. TIME FOR COMPLIANCE

The period of compliance shall be One (1) month after this Notice takes effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **1st March 2020**, unless an appeal is made against it beforehand.

Dated: 30th January 2020

Signed:



Sally Hames

Team Leader (Planning Enforcement)

On behalf of:

Hinckley & Bosworth Borough Council

Hinckley Hub

Rugby Road

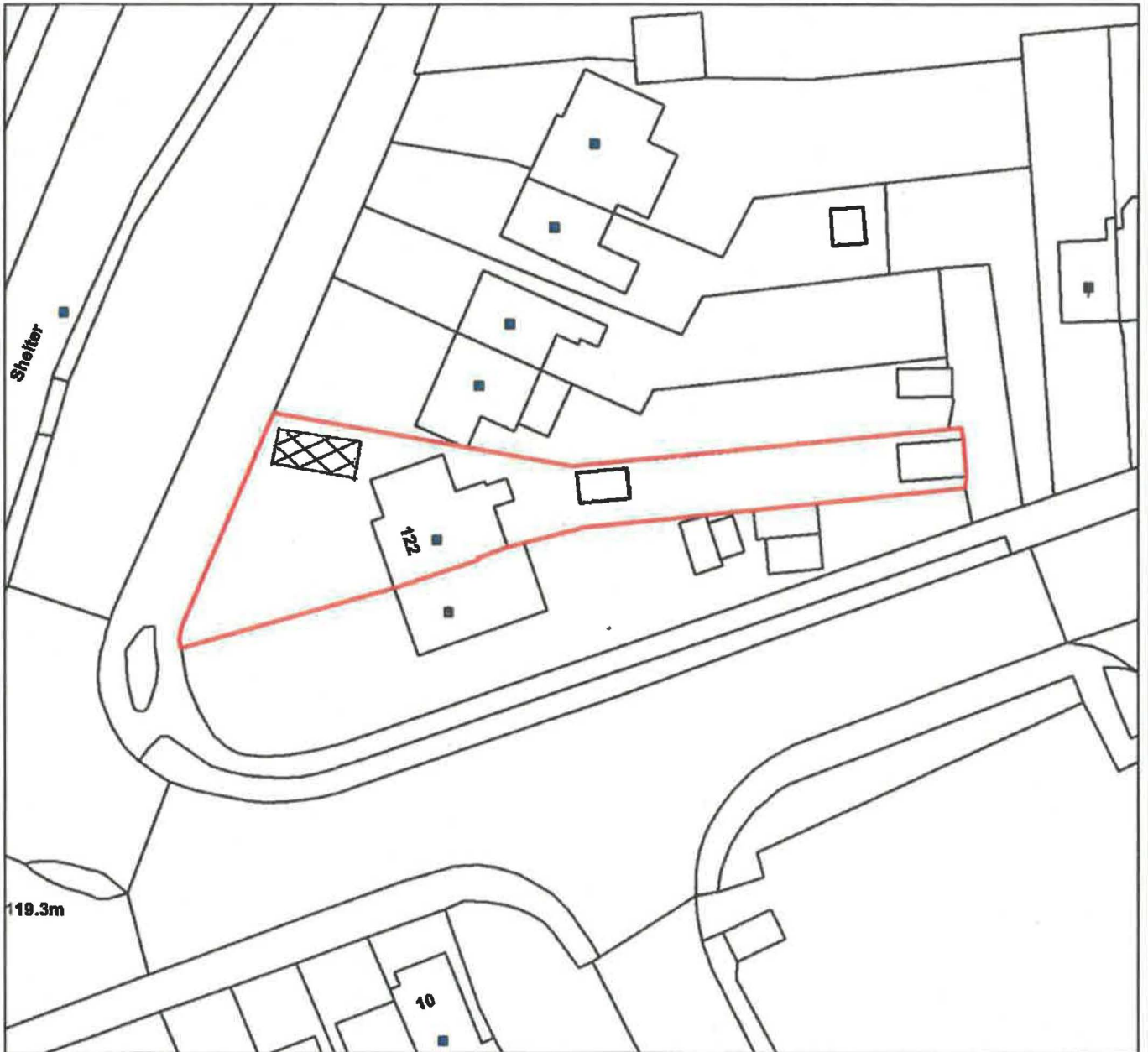
Hinckley

Leicestershire

LE10 0FR

122 Ashby Road, Hinckley

Not Set



Scale: 1:500

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Organisation	Hinckley and Bosworth BC
Department	
Comments	Not Set
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