

Issued: 1 September 2022

WINCHESTER CITY COUNCIL

ENFORCEMENT NOTICE

relating to land and premises

Stratton, Highways Road, Compton, Winchester, Hampshire, SO21 2DF

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: WINCHESTER CITY 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 AFFECTED**

Land at Stratton, Highways Road, Compton, Winchester, Hampshire, SO21 2DF Hampshire shown edged red on Plan A attached to this Notice ("the Land").

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, operational development consisting of the construction of a new roof at an increased height and two storey side, rear and front extensions to the dwelling house known as Stratton.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years.

The proposed extensions and alterations, by virtue of their size, scale, height and resultant massing, materials and appearance do not respond positively to the character and appearance of the host dwelling or local area thereby having an incongruous and intrusive visual impact as seen from the public and private realm. The proposal is therefore contrary to Policy CP13, DS1 and MTRA3 of Winchester District Local Plan Part 1, DM15 and DM16 of Winchester District Local Plan Part 2 and The High Quality Places SPD (Part 6, 7 and 8) and the Compton & Shawford Village Design Statement November 2011 and the requirements of the NPPF 2021.

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

5. WHAT YOU ARE REQUIRED TO DO

- (i) Demolish the unauthorised operational development (roof and extensions) described in 3. above (“the Unauthorised Operational Development”);
- (ii) Upon demolition reinstate the walls and roof of the dwellinghouse to those prior to the carrying out of the Unauthorised Operational Development **either:**
 - (a) as shown in the photos attached as appendix A to this Notice;
or
 - (b) as shown outlined in red in their approximate position shown on the attached plans at appendix B to this Notice those being plans submitted with a previous planning application for Stratton;
- (iii) Remove from the land all materials, rubble, rubbish and debris arising from steps (i) to (ii).

6. TIME FOR COMPLIANCE

12 months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **30th September 2022** unless an appeal is made against it beforehand.

Date: 1st September 2022

Signed;



Name: Neil McArthur, Service Lead - Legal

on behalf of: Winchester City Council, City Offices, Colebrook Street,
Winchester, Hampshire SO23 9LJ

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 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

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 Council.



Date: 12/08/2022

Scale: 1:1,250

Author:

PLAN A

Notes:

Legend

Appendix A – photos referred to in 5 (ii)a



Appendix A – photos referred to in 5 (ii)a



