

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE
PLANNING AND COMPENSATION ACT 1991)

ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT

ISSUED BY: SOUTH LAKELAND DISTRICT COUNCIL

1. **THIS NOTICE** is issued by South Lakeland District Council ("the Council") because it appears to it 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 Council 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:-**

Monton, Cart Lane, Grange-over-Sands, LA11 7AB as shown for identification purposes only edged red on the attached plan ("the Land").

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

Without planning permission the carrying out of operational development within the Land consisting of a single building operation to increase the height of the eaves, ridgeline, garage and roof plane together with the construction of a box dormer window roof extension of the house known as Monton and in particular:-

- (i) The laying of additional timbers to the top side of the existing rafters;
- (ii) The placing of a new sarking membrane, affixing of battens and affixing natural slate;
- (iii) The increase in the former ridge height by the re-profiling of the roof apex and the removal and re-laying on a new mortar bedding of the existing ridge tiles;
- (iv) The construction of a box dormer window roof extension.

Further in the alternative, even if the development were to benefit from Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, the Building has not been constructed in accordance with Schedule 2 B1 (d) (ii) or Schedule 2 B2 (b) (i) (aa) in that the cubic content created by the development when taken together with the additional roof space created by the garage extension permitted under reference SL/2015/0942 has exceeded the cubic content of the original roof space by more than 50m³ and the eaves of the original roof have not been maintained or reinstated.

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 Building has been altered otherwise than in accordance with the Conditions as set out in Schedule 2, Part 1 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 – *additions etc. to the roof of a dwellinghouse*.

The building is located within a mixed residential area that is characterised by a variety of house types and styles and of a range of ages. The building as built originally was of a single storey bungalow layout with no habitable accommodation within the roof void.

The building is located on land that is elevated relative to and enclosed by adjacent properties to the south and east.

The building, by reason of the increase in the height of the roof plane, eaves and ridge and close proximity of the new windows in the box dormer to habitable room windows of neighbouring properties, together with a material increase in overlooking of neighbouring gardens, has an adverse impact on the amenity of surrounding residential properties and in particular has an adverse impact on the residential amenity of the properties 12, 14, 16 & 18 Cart Lane and Ashgarth, The Nook, Paigles & Meadowcroft, The Orchard, Grange-over-Sands by virtue of loss of privacy and overlooking.

Monton is just outside the boundary of the Conservation Area but any development would have the potential to affect its special interest because of its very close proximity to the designated area. Due to the layout of housing along the lower end of Cart Lane, Monton is hardly visible from the public realm, but becomes noticeably more prominent in glimpses between trees and buildings as that road climbs the hill to the east. It is also visible from most of the private gardens to the rear of a number of neighbouring properties on Cart Lane that are within the conservation area; and from number 14 Cart Lane it is particularly conspicuous because of its size, scale relative to the area of the roof and general bulkiness, and from here the harm is also moderately adverse. As a result the new dormer at Monton forms a unfavourable contrast with the more traditional roofscape of the area, and gives it's a visually jarring appearance.

Number 12 Cart Lane is a Grade II listed building and this is also situated on the South-eastern boundary of the property. The dormer window, because of its size, relative scale to the area of the roof, overall physical massing, and close proximity to the asset, is a discordant and distracting presence in views out from the listed building, and therefore adversely affects its setting as this contributes to the listed building's significance. It is considered that the extensive glazing and design of the box dormer has an adverse impact on the setting of the listed building and the visual impact does not preserve or enhance that part of the Conservation Area as required by s.72 Planning (Listed Buildings and Conservation Areas) Act 1990.

The unauthorised development is contrary to the National Planning Policy Framework ("NPPF"). Section 17 of the Core Principles of the NPPF states (amongst other matters) that planning should:

- be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 56 of the NPPF states (amongst other matters) that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development and should contribute positively to making places better for people. It is considered that the impact on residential amenity as a result of the size and scale of the development is such that the development does not benefit from good design which makes places better for people.

Paragraph 57 of the NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. The impact of the development on the private spaces of neighbouring properties, together with the adverse impact on the Conservation Area and, in particular, the Grade II listed building to the south east of the Land is such that it is considered that the requirements of Paragraph 57 of the NPPF is not satisfied.

Paragraph 61 of the NPPF states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. The size, scale and appearance of the development are such that its visual appearance is jarring within the

context of the character of the surrounding properties. The size and appearance of the box dormer window is particularly conspicuous as it is out of keeping with the mixed appearance of the surrounding properties, especially in the context of its location relative to the Conservation Area and the Grade II listed building.

Chapter 12 of the NPPF sets out the advice for conserving and enhancing the historic environment in decision making. It is considered that, due to the size, scale and appearance of the development and, in particular, the general bulkiness of the box dormer window, the development fails to conserve or enhance the setting of the Grade II listed building situated at the south eastern boundary of the Land. Whilst it is acknowledged that the harm to the Grade II listed building is less than substantial, there are no public benefits delivered by this development which would justify the harm caused to the setting of the listed building.

Paragraph 207 of the NPPF states that effective enforcement is important as a means of maintaining confidence in the planning system.

The unauthorised development is contrary to the Council's Core Strategy Policies CS8.6 and CS8.10 which states (amongst other matters) that the safeguarding and where possible, enhancing of historic environment, assets, including their characteristic settings and the siting, design, and scale of all development should be of a character which maintains or enhances the quality of the landscape or townscape. The unauthorised development is contrary to Saved Policy S2 of the Council's local plan which states that all new development is expected to take into account the principles of the South Lakeland Design Code.

The Council does 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

- (1) Strip back and remove all slate roofing materials and ridge tiles, set aside for reuse except for that on the garage;
- (2) Strip back and remove, all slating battens, sarking and insulation between the rafters except for that on the garage;
- (3) Strip back and remove the additional new timber(s) overlaying the original rafters,
- (4) Remove all the window frames and framing to create the box dormer from the land and all materials and debris associated with compliance with paragraphs 5(1) – 5(3);
- (5) Return the roof of the original dwelling to its original profile and re-attach new insulation, sarking, slating battens and re-affix slates and ridge tiles.

6. TIME FOR COMPLIANCE

Six months' from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 18 September 2017 unless an appeal is made against it beforehand.

Dated 11 August 2017

Signed... 

Anthea Lowe
Solicitor to the Council

On behalf of:-

South Lakeland District Council of South Lakeland House, Lowther Street, KENDAL, Cumbria
LA9 4UQ

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.

You must submit to the Secretary of State either when giving notice of appeal or within 14 days of the Secretary of State giving notice so requiring a written statement specifying the grounds on which you are appealing against the enforcement notice and stating briefly the facts on which you are proposing to rely in support of each of those grounds.

FEES PAYABLE ON APPEAL

Pursuant to regulation 10 of the Town and Country Planning Act (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 the fee of £770.00 must be paid to the local planning authority upon submission of 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, and 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.

PERSONS TO WHOM THIS ENFORCEMENT NOTICE HAS BEEN SERVED

In accordance with the legislation this enforcement notice has been served on the following individuals;

1. Mr Trevor Wilson
Monton
Cart Lane
Grange-over-Sands
Cumbria
LA11 7AB
2. Mrs Louise Hadwin
Monton
Cart Lane
Grange-over-Sands
Cumbria
LA11 7AB
3. The Penrith Building Society
7 King Street
Penrith
Cumbria
CA11 7AR

RELEVANT STATUTORY PROVISIONS RELATING TO THIS ENFORCEMENT NOTICE
PLEASE READ THESE NOTES CAREFULLY

171A - Expressions used in connection with enforcement

- (1) For the purposes of this Act –
- (a) carrying out development without the required planning permission or;
 - (b) failing to comply with any condition or limitation subject to which planning permission has been granted,
- constitutes a breach of planning control.
- (2) For the Purposes of this Act –
- (a) the issue of an enforcement notice (defined in section 172); or
 - (b) the service of a breach of condition notice (defined in section 187A),
- constitutes taking enforcement action.
- (3) In this Part “planning permission” includes permission under Part III of the 1947 Act, of the 1962 Act or of the 1971 Act.

171B – Time Limits

- (1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed.
- (2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.
- (3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.
- (4) The preceding subsections do not prevent –
 - (a) the service of a breach of condition notice in respect of any breach of planning control if an enforcement notice in respect of the breach is in effect; or
 - (b) taking further enforcement action in respect of any breach of planning control if, during the period of four years ending with that action being taken, the local planning authority have taken or purported to take action in respect of that breach.

172 – Issue of enforcement notice

- (1) The local planning authority may issue a notice (in this Act referred to as an “enforcement notice”) where it appears to them-
 - (a) that there has been a breach of planning control; and
 - (b) that it is expedient to issue the notice, having regard to the provisions of the development plan and to any other material considerations.
- (2) A copy of an enforcement notice shall be served –
 - (a) on the owner and on the occupier of the land to which it relates; and
 - (b) on any other person having an interest in the land, being an interest which, in the opinion of the authority, is materially affected by the notice.

- (3) The service of the notice shall take place –
- (a) not more than twenty-eight days after its date of issue; and
 - (b) not less than twenty-eight days before the date specified in it as the date on which it is to take effect

173 – Contents and effect of notice

- (1) An enforcement notice shall state –
- (a) the matters which appear to the local planning authority to constitute the breach of planning control; and
 - (b) the paragraph of section 171A(1) within which, in the opinion of the authority, the breach falls.
- (2) A notice complies with section (1)(a) if it enables any person on whom a copy of it is served to know what these matters are
- (3) An enforcement notice shall specify the steps which the authority require to be taken, or the activities which the authority require to cease, in order to achieve, wholly or partly, any of the following purposes.
- (4) Those purposes are –
- (a) remedying the breach by making any development comply with the terms (including conditions and limitations) of any planning permission which has been granted in respect of the land, by discontinuing any use of the land or by restoring the land to its condition before the breach took place; or
 - (b) Remedying any injury to amenity which has been caused by the breach.
- (5) An enforcement notice may, for example, require –
- (a) the alteration or removal of any buildings or works;
 - (b) the carrying out of any building or other operations;
 - (c) any activity on the land not to be carried on except to the extent specified in the notice; or
 - (d) the contour of a deposit of refuse or waste materials on land to be modified by altering the gradients of its sides.
- (6) Where an enforcement notice is issued in respect of a breach of planning control consisting of demolition of a building, the notice may require the construction of a building (in this section referred to as a “replacement building”) which, subject to subsection (7), is as similar as possible to the demolished building.
- (7) A replacement building –
- (a) must comply with any requirement imposed by any enactment applicable to the construction of the buildings;
 - (b) may differ from the demolished building in any respect which, if the demolished building had been altered in that respect, would not have constituted a breach of planning control;
 - (c) must comply with any regulations made for the purposes of this subsection (including regulations modifying paragraphs (a) and (b)).
- (8) An enforcement notice shall specify the date on which it is to take effect and, subject to sections 175(4) and 289(4A), shall take effect on that date.
- (9) An enforcement notice shall specify the period at the end of which any steps are required to have been taken or any activities are required to have ceased and may specify different periods for different steps or activities; and where different periods apply to different steps or activities, references in this Part to the period for compliance with an enforcement notice, in

relation to any step or activity, are to the period at the end of which the step is required to have been taken or the activity is required to have ceased.

- (10) An enforcement notice shall specify such additional matters as may be prescribed, and regulations may require every copy of an enforcement notice served under section 172 to be accompanied by an explanatory note giving prescribed information as to the right of appeal under section 174.
- (11) Where –
- (a) an enforcement notice in respect of any breach of planning control could have required any buildings or works to be removed or activity to cease, but does not do so; and
 - (b) all the requirements of the notice have been complied with,
- then, so far as the notice did so require, planning permission shall be treated as having been granted by virtue of section 73A in respect of development consisting of the construction of the buildings or works or, as the case may be, the carrying out of the activities.
- (12) Where –
- (a) an enforcement notice requires the construction of a replacement building; and
 - (b) all the requirements of the notice with respect to that construction have been complied with,
- Planning permission shall be treated as having been granted by virtue of section 73A in respect of development consisting of that construction.

173A – Variation and Withdrawal of enforcement notices

- (1) The local planning authority may –
- (a) withdraw an enforcement notice issued by them; or
 - (b) waive or relax any requirement of such notice and, in particular, may extend any period specified in accordance with section 173(9).
- (2) The powers conferred by subsection (1) may be exercised whether or not the notice has taken effect.
- (3) The local planning authority shall, immediately after exercising the powers conferred by subsection (1), give notice of the exercise to every person who has been served with a copy of the enforcement notice or would, if the notice were re-issued, be served with a copy of it.
- (4) The withdrawal of an enforcement notice does not affect the power of the local planning authority to issue a further enforcement notice.

174 – Appeal against enforcement notice

- 1) A person having an interest in the land to which an enforcement notice relates or a relevant occupier may appeal to the Secretary of State against the notice, whether or not a copy of it has been served on him.
- (2) An appeal may be brought on any of the following grounds—
- (a) that planning permission ought to be granted for the development to which the notice relates or, as the case may be, that a condition or limitation alleged in the enforcement notice not to have been complied with ought to be discharged;
 - (b) that those matters have not occurred
 - (c) that the 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.

(3) An appeal under this section shall be made either-

- (a) by giving written notice of the appeal to the Secretary of State before the date specified in the enforcement notice as the date on which it is to take effect; or
- (b) by sending such notice to him in a properly addressed and pre-paid letter posted to him at such time that, in the ordinary course of post, it would be delivered to him before that date

(4) A person who gives notice under subsection (3) shall submit to the Secretary of State, either when giving the notice or within the prescribed time, a statement in writing—

- (a) specifying the grounds on which he is appealing against the enforcement notice; and
- (b) giving such further information as may be prescribed.

(5) If, where more than one ground is specified in that statement, the appellant does not give information required under subsection (4)(b) in relation to each of those grounds within the prescribed time, the Secretary of State may determine the appeal without considering any ground as to which the appellant has failed to give such information within that time.

(6) In this section "relevant occupier" means a person who—

- (a) on the date on which the enforcement notice is issued occupies the land to which the notice relates by virtue of a licence in writing; and
- (b) continues so to occupy the land when the appeal is brought.

175 – Appeals: supplementary provisions

(1) The Secretary of State may by regulations prescribe the procedure which is to be followed on appeals under section 174 and, in particular, but without prejudice to the generality of this subsection, may—

- (a) require the local planning authority to submit, within such time as may be prescribed, a statement indicating the submissions which they propose to put forward on the appeal;
- (b) specify the matters to be included in such a statement;
- (c) require the authority or the appellant to give such notice of such an appeal as may be prescribed;
- (d) require the authority to send to the Secretary of State, within such period from the date of the bringing of the appeal as may be prescribed, a copy of the enforcement notice and a list of the persons served with copies of it.

(2) The notice to be prescribed under subsection (1)(c) shall be such notice as in the opinion of the Secretary of State is likely to bring the appeal to the attention of persons in the locality in which the land to which the enforcement notice relates is situated.

(3) Subject to section 176(4), the Secretary of State shall, if either the appellant or the local planning authority so desire, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

(4) Where an appeal is brought under section 174 the enforcement notice shall be subject to any order under section 289(4A) be of no effect pending the final determination or the withdrawal of the appeal.

(5) Where any person has appealed to the Secretary of State against an enforcement notice, no person shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

(6) Schedule 6 applies to appeals under section 174, including appeals under that section as applied by regulations under any other provisions of this Act.

(7) Subsection (5) of section 250 of the Local Government Act 1972 (which authorises a Minister holding an inquiry under that section to make orders with respect to the costs of the parties) shall apply in relation to any proceedings before the Secretary of State on an appeal under section 174 as if those proceedings were an inquiry held by the Secretary of State under section 250.

176 – General provisions relating to determination of appeals

(1) On an appeal under section 174, the Secretary of State may—

- (a) correct any defect, error or misdescription in the enforcement notice; or
- (b) vary the terms of the enforcement notice

if he is satisfied that the correction or variation will not cause injustice to the appellant or the local planning authority

(2) Where the Secretary of State determines to allow the appeal, he may quash the notice.

(2A) The Secretary of State shall give any directions necessary to give effect to his determination on the appeal.

(3) The Secretary of State—

- (a) may dismiss an appeal if the appellant fails to comply with section 174(4) within the prescribed time; and
- (b) may allow an appeal and quash the enforcement notice if the local planning authority fail to comply with any requirement of regulations made by virtue of paragraph (a), (b), or (d) of section 175(1) within the prescribed period.

(4) If the Secretary of State proposes to dismiss an appeal under paragraph (a) of subsection (3) or to allow an appeal and quash the enforcement notice under paragraph (b) of that subsection, he need not comply with section 175(3).

(5) Where it would otherwise be a ground for determining an appeal under section 174 in favour of the appellant that a person required to be served with a copy of the enforcement notice was not served, the Secretary of State may disregard that fact if neither the appellant nor that person has been substantially prejudiced by the failure to serve him.

177 – Grant or modification of planning permission on appeals against enforcement notices

(1) On the determination of an appeal under section 174, the Secretary of State may—

- (a) grant planning permission in respect of the matters stated in the enforcement notice as constituting a breach of planning control, whether in relation to the whole or any part of those matters or in relation to the whole or any part of the land to which the notice relates;
- (b) discharge any condition or limitation subject to which planning permission was granted;
- (c) determine whether, on the date on which the appeal was made, any existing use of the land was lawful, any operations which had been carried out in, on, over or under the land were

lawful or any matter constituting a failure to comply with any condition or limitation subject to which planning permission was granted was lawful and, if so, issue a certificate under section 191.

(1A) The provisions of sections 191 to 194 mentioned in subsection (1B) shall apply for the purposes of subsection (1)(c) as they apply for the purposes of section 191, but as if-

- (a) any reference to an application for a certificate were a reference to the appeal and any reference to the date of such an application were a reference to the date on which the appeal is made; and
- (b) references to the local planning authority were references to the Secretary of State.

(1B) Those provisions are: sections 191(5) to (7), 193(4) (so far as it relates to the form of the certificate), (6) and (7) and 194.

- (2) In considering whether to grant planning permission under subsection (1), the Secretary of State shall have regard to the provisions of the development plan, so far as material to the subject matter of the enforcement notice, and to any other material considerations.
- (3) The planning permission that may be granted under subsection (1) is any planning permission that might be granted on an application under Part III.
- (4) Where under subsection (1) the Secretary of State discharges a condition or limitation, he may substitute another condition or limitation for it, whether more or less onerous.
- (5) Where an appeal against an enforcement notice is brought under section 174, the appellant shall be deemed to have made an application for planning permission in respect of the matters stated in the enforcement notice as constituting a breach of planning control.

(5A) Where-

- (a) the statement under subsection (4) of section 174 specifies the ground mentioned in subsection (2)(a) of that section;
- (b) any fee is payable under regulations made by virtue of section 303 in respect of the application deemed to be made by virtue of the appeal; and
- (c) the Secretary of State gives notice in writing to the appellant specifying the period within which the fee must be paid,

then, if the fee is not paid within that period, the appeal, so far as brought on that ground, and the application shall lapse at the end of that period.

(6) Any planning permission granted under subsection (1) on an appeal shall be treated as granted on the application deemed to have been made by the appellant.

(7) In relation to a grant of planning permission or a determination under subsection (1) the Secretary of State's decision shall be final.

(8) For the purposes of section 69 the Secretary of State's decision shall be treated as having been given by him in dealing with an application for planning permission made to the local planning authority.



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PLAN REFERRED TO:
SL/2015/0255

Monton Cart Lane
Grange over Sands
LA11 7AB

Scale 1:1250

August 2017