

Issued: 22 July 2019

**WINCHESTER CITY COUNCIL**

**ENFORCEMENT NOTICE**

relating to land and premises

17 Sycamore Drive Winchester Hampshire SO23 7NW

**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 IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171A(1)(a) 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**

17 Sycamore Drive Winchester Hampshire SO23 7NW, shown edged red on the attached plan ("the Land").

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

Without planning permission, the erection of a dormer extension to the rear elevation.

4. **REASONS FOR ISSUING THIS NOTICE**

The dormer extension does not benefit from permitted development rights as these were removed from the site by way of condition 4 in planning permission 76/00076/OLD 'Residential Development'. The development is contrary to Policy CP13 of the Winchester District Local Plan Part 1 – Joint Core Strategy 2013; Policies DM15 & DM16 of the Local Plan Part 2 2017, and Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2019.

A retrospective planning application (ref: 18/01683/HOU) has been refused by the local planning authority and an appeal against the refusal was dismissed by an Inspector. He considered the flat roof dormer extension in the rear roof plane is a bulky addition which is entirely unsympathetic to the original house design. The dormer extension dominates the appearance of the host building and gives it the appearance of a three storey building. The dormer extension is harmful to the character and appearance of the dwelling. The dormer extension is prominent in views of the property from neighbouring properties.

**5. WHAT YOU ARE REQUIRED TO DO**

1. Remove the entire dormer extension.
2. Reinstate the roof to its original shape and roof pitch using external materials which match what were used originally.

**6. TIME FOR COMPLIANCE**

6 months after this notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 23 August 2019 unless an appeal is made against it beforehand.

Date: 22 July 2019

Signed .....  


Interim 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 before the date specified in paragraph 7 of the Notice. The enclosed leaflet from the Planning Inspectorate explains what you need to do if you wish to appeal.

One copy of the enforcement notice is enclosed 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(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.

# 17 Sycamore Drive



**Winchester**  
City Council

Not Set



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## Legend

**Scale:** 0 5 10 20 Meters

**Winchester City Council**  
City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

Tel. 01962 848 512  
website: [www.winchester.gov.uk](http://www.winchester.gov.uk)

Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
Date	10/07/2019
PSMA Number	100019531