

Issued: 18 September 2018

**WINCHESTER CITY COUNCIL**

**ENFORCEMENT NOTICE**

Relating to land and premises

Barclays, Main Road, Littleton, Winchester, SO22 6QS

Lisa Hall, Legal Services Manager, Winchester City Council, City Offices, Colebrook  
Street, Winchester, Hampshire, SO23 9LJ

**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) 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**

Barclays, Main Road, Littleton, Winchester, SO22 6QS ("the Land") shown edged red on the attached plan.

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

Without planning permission, the erection of a detached building comprising of two flats and a double garage ("the Building"), in the approximate position hatched blue on the attached plan.

4. **REASONS FOR ISSUING THIS NOTICE**

The Council considers it expedient to issue this Enforcement Notice because:

It appears to the Local Planning Authority that the aforementioned breach of planning control occurred in the last four years; and

1. The development is located in the open countryside and results in the creation of two flats where there is no justification. As such the development is contrary to policies DM3 and DM11 of the Winchester District Local Plan Part 2, policy MTRA 4 of the Winchester District Local Plan Part 1 Joint Core Strategy and paragraph 79 of the National Planning Policy Framework 2018.

2. The resultant site layout is cramped, contrived and poorly designed leading to a lack of amenity space for the flats and mixed parking arrangements. As such the development is harmful to the residential amenity and detracts from the enjoyment of the accommodation whilst resulting in a visually intrusive building in close proximity to Barclays and St Swithun's Cottage (a Grade II

listed building). Overall, the building is poor back land development out of character with the surrounding area and which is contrary to policies DM16 and DM23 of the Winchester District Local Plan Part 2, policy MTRA 4 of the Winchester District Local Plan Part 1 Joint Core Strategy and paragraph 127 of the National Planning Policy Framework 2018.

3. The development responds unsympathetically to the linear settlement pattern within the locality. The subdivision of the site and layout of the development is cramped and as a result it detracts from the local distinctiveness, special qualities and character of the Littleton Conservation Area. This is contrary to policies DM15 and DM27 of the Winchester District Local Plan Part 2, policy MTRA 4 of the Winchester District Local Plan Part 1 Joint Core Strategy, the Littleton Village Design Statement 2009 and Paragraph 200 of the National Planning Policy Framework 2018.

Planning conditions would not overcome these objections.

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

1. Cease the residential use of the flats as independent dwellings within the building.
2. Disconnect all services and utilities from the building.
3. Demolish the building and remove all associated waste materials from the land.

**6. TIME FOR COMPLIANCE**

Step 1 to be completed within one calendar month from the date on which this Notice takes effect.

Steps 2 and 3 to be completed within 6 calendar months from the date on which this Notice takes effect

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 19 October 2018 unless an appeal is made against it beforehand.

Date 18 September 2018

Signed .....  
 .....

Case Ref: 17/00271/USE

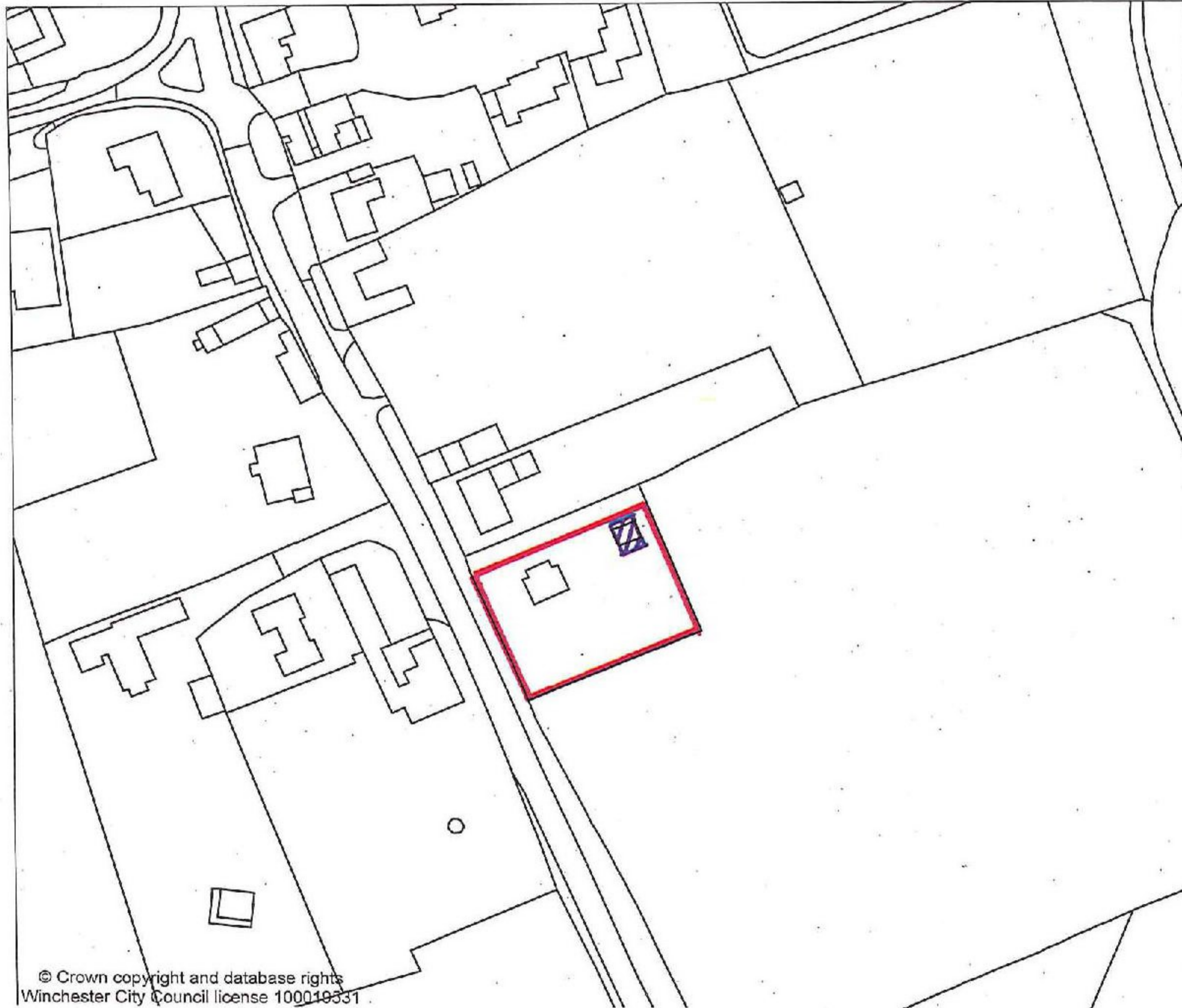
Legal Services Manager  
on behalf of: Winchester City Council, City Offices, Colebrook Street,  
Winchester, Hampshire, SO23 9LJ

*Handwritten mark*

# Land at Barclays, SO22 6QS

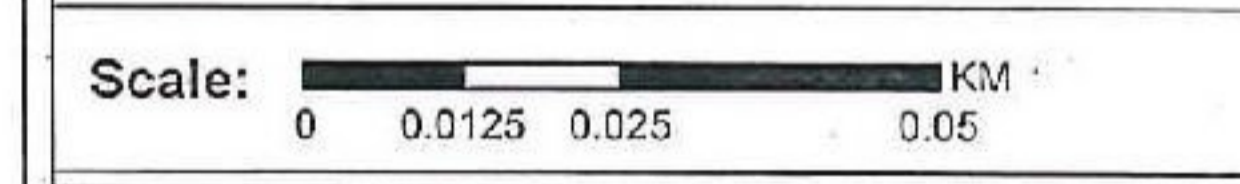


**Winchester**  
City Council



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## Legend



Organisation	Winchester City Council
Department	Winchester GIS
Comments	Not Set
Date	07/08/2018
PSMA Number	100019531



## 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.

TWO copies of the enforcement notice are enclosed:

- (a) One is for you to send to the Planning Inspectorate if you decide to appeal,
- (b) The second 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(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.







## The Planning Inspectorate

CST Room 3/13  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Direct Line      0303-444 5000  
Fax No            0117-372 8782

### THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Planning Casework Service area of the Planning Portal ([www.planningportal.gov.uk/pccs](http://www.planningportal.gov.uk/pccs)); or
- by getting enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

**You MUST make sure that we receive your appeal before the effective date on the enforcement notice.**

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

We MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

