

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE (A)

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

ISSUED BY DARTMOOR NATIONAL PARK AUTHORITY ("the Authority")

1. **THIS NOTICE** is issued by the Authority 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 Authority 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

Land at Rideout Farm, Yelverton, in the County of Devon, ("the Land") as shown edged red on the attached plan ("the Plan").

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

Without planning permission, operational development on the Land comprising:

- a) the erection of a chalet-style building used for residential purposes, in the approximate position shown marked with "X" on the Plan ("Building X").
- b) the erection of a building which houses a swimming pool and games room in the approximate position shown marked with "Y" on the Plan ("Building Y").
- c) the conversion of a traditional stone barn to provide one unit of residential accommodation in the approximate position shown marked with "A" on the Plan; ("the Barn") and
- d) the erection of a building which houses a swimming pool and games room in the approximate position shown marked with "B" on the Plan ("Building B").

together referred to as "the Development". Buildings X, Y and B are also referred to collectively where appropriate as "the Buildings".

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4. REASONS FOR ISSUING THIS NOTICE

It appears to the Authority that the above breach of planning control has occurred within the last four years. The Development is contrary to the Dartmoor National Park Core Strategy Policies COR1, COR2, COR3, COR4, COR15 and COR19, the Dartmoor National Park Local Plan First Review saved policy TM3 and also contrary to the Devon Structure Plan 2001 - 2016 Policy CO2 and to the advice contained in Circular 12/96 and Planning Policy Statements 1 and 7.

There are no special circumstances justifying the retention of the Buildings on the Land nor the conversion of the Barn, and it is considered that the unauthorised development individually and collectively constitutes an unjustified visual intrusion that adversely affects the character and appearance of this part of the National Park. Further, in the absence of special circumstances, the use of Building X and the Barn for residential purposes is contrary to the housing policies in the development plan and results in two unjustified units of residential accommodation within the countryside of the National Park.

5. WHAT YOU ARE REQUIRED TO DO

- a) Demolish and remove Buildings X, Y and B from the Land, including all internal and external fixtures, fittings, chattels, foundations, hardstandings, fixed play equipment, materials and debris;
- b) Remove from the Barn all unauthorised works of conversion, including
 - (i) the new internal partitions, stairs, the bathroom and the kitchen facilities;
 - (ii) the new windows, doors, extractors, flue pipes and satellite dish;
 - (iii) the roof terrace, including stairs, decking, balustrade and roof;
- c) Reinstall the roof of the Barn to its former profile and height with materials to match those previously used in the Barn prior to the conversion; and
- d) Restore the Land to its former condition prior to the erection of the Buildings and the conversion of the Barn.

6. TIME FOR COMPLIANCE

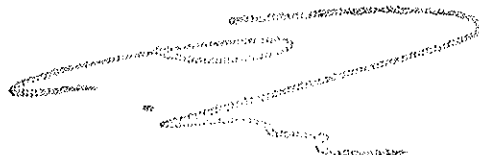
You must comply within 120 days of this Notice taking effect.

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7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 15 June 2009, unless an appeal is made against it before that date.

Dated this 23rd day of April 2009



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**DIRECTOR OF PLANNING &
SUSTAINABLE DEVELOPMENT**

Dartmoor National Park Authority
Parke, Bovey Tracey,
Newton Abbot, Devon. TQ13 9JQ

Dartmoor National Park Authority

Rideout Farm, Yelverton



Scale 1:1250

Compiled by J Aven on 21 April 2009

