

ENFORCEMENT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

Issued by Dartmoor National Park Authority

To: Mr Peter Webster and Mrs Anna Webster of Broomcroft, Docombe, Moretonhampstead, Newton Abbot, Devon, TQ13 8SS
Mr Peter Webster of Taipei Beimen Post Officer (Taipei Branch 901), No. 121, Sec. 1, Zhongxiao W. Rd, Zhongzheng Dist, Taipei 10012, Taiwan (R.O.C)
The Owner(s) of Broomcroft, Docombe, Moretonhampstead, Newton Abbot, Devon, TQ13 8SS
The Occupier(s) of Broomcroft, Docombe, Moretonhampstead, Newton Abbot, Devon, TQ13 8SS

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 Broomcroft, Docombe, Moretonhampstead, Newton Abbot, 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 consisting of the construction of a two-storey building ("New Building") (shown for identification purposes only) hatched in blue on the Plan constructed to the rear of and attached to the original bungalow ("Original Building") (shown for identification purposes only), coloured gold on the Plan, which is considered not to benefit from the grant of planning permission as the New Building as constructed is materially different from that approved under planning permission reference 0794/04, dated 8 April 2005.

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 policies COR1, COR3, COR4, COR13, DMD1b, DMD3, DMD4, DMD5, DMD7 and DMD24 in the development plan and government advice contained in the National Planning Policy Framework, in particular at para 115, and the National Parks Circular 2010.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

The New Building does not conserve or enhance the character or special qualities of the Dartmoor landscape as the New Building is considered to be unsympathetic and of a scale and design that does not conserve or enhance the special and locally distinctive landscape character.

The size, scale and massing of the New Building gives rise to a visually dominant feature that has a detrimental visual impact when viewed from within the Land and the immediate vicinity.

The ridge height of the New Building is higher than that of the Original Building and is therefore seen as a dominant feature as opposed to being subservient to it.

The New Building has an adverse effect on the appearance of the Original Building, its curtilage and its immediate surroundings.

The New Building extends the original habitable floor space of the dwelling in the region of 74% which is above policy limit of 30%.

5. What You are Required to do

Permanently remove the New Building from the Land, including all debris and materials and restore the Land to its former condition.

6. Time for Compliance

You must comply with the requirements of this Notice within 12 months of this Notice taking effect.

7. When this Notice takes effect

This Notice takes effect on 14 June 2017, unless an appeal is made against it before that date.

Dated this 10th day of May 2017



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PLANNING TEAM MANAGER

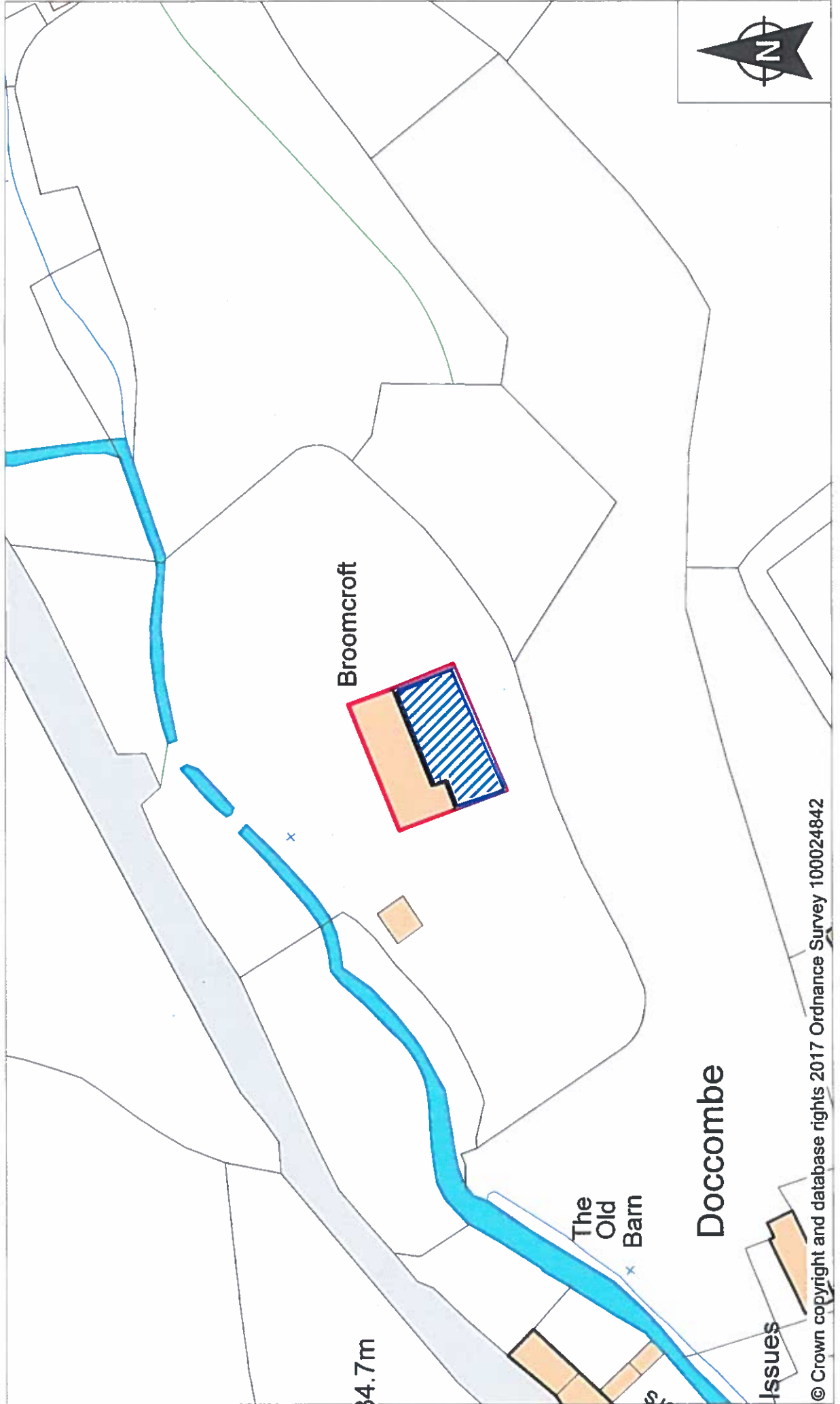
Dartmoor National Park Authority
Parke, Bovey Tracey,
Newton Abbot, Devon. TQ13 9JQ

Dartmoor National Park Authority

Broomcroft, Doccombe

Scale 1:750

Compiled by nsavin on 3 May 2017



YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice, by giving written notice of the appeal to the Secretary of State. Notice of appeal must be **received** by the Secretary of State **before** the date specified in paragraph 7 of the Enforcement Notice, or posted in a properly addressed, pre-paid letter at such time that, in the ordinary course of post, it would be delivered before that date.

THE GROUNDS OF APPEAL

You can appeal on any or all of the following grounds:

- (a) that planning permission ought to be granted and/or any condition or limitation discharged
- (b) that the matters alleged have not occurred
- (c) that the matters alleged do not constitute a breach of planning control
- (d) that the matters alleged are immune from enforcement
- (e) that copies of the enforcement Notice were not served as required
- (f) that the steps required by the Enforcement Notice to be taken, or the activities required to cease, exceed what is necessary to remedy any breach of planning control or remedy any injury to amenity caused by any such breach
- (g) that the compliance period falls short of what should reasonably be allowed

Not all of these grounds may be relevant to you. If you decide to appeal, you should state in writing the ground(s) on which you are appealing and include a brief statement of the facts on which you intend to rely in support of each of those grounds.

FEES IN RESPECT OF APPEALS

If your appeal includes ground (a) – that planning permission ought to be granted and/or any condition or limitation discharged – you have to pay a fee of £344.00. to the Dartmoor National Park Authority. Joint appellants need only pay one set of fees.

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 specified in paragraph 6 of the Notice.

WARNING

IF YOU FAIL TO COMPLY WITH AN ENFORCEMENT NOTICE WHICH HAS TAKEN EFFECT, THE AUTHORITY MAY PROSECUTE AND/OR TAKE REMEDIAL ACTION WITHOUT FURTHER NOTICE.