

Date:	1st July 2026
My ref:	25/00137/PENF
Ask for:	Chris Wood
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Dear Sir/Madam

Appeal against Enforcement Notice 2026/3 - Material Change of Use

Appeal Reference: 6008755

Site Address: 17 Springfield Oval Witney Oxfordshire

Alleged Breach: Without planning permission the material change of use of Outbuilding 1 to a single dwellinghouse.

Appellant's Name: Michael Alan Haines

LPA Appeal Ref: 26/00016/APPEAL

Appeal Start Date: 17th June 2026

An appeal has been made to the Secretary of State against the enforcement notice issued by the West Oxfordshire District Council on 25th March 2026. The notice will not take effect until the appeal has been determined and only if the decision is to dismiss the appeal.

This appeal is being dealt with by an exchange of written statements between Michael Alan Haines and the Council and will be decided by an Inspector appointed by the Secretary of State. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

The reasons for issuing the notice:-

The subdivision of the residential planning unit at 17 Springfield Oval constitutes overdevelopment of the land. The position of this building does not comprise good design, having a poor relationship with the principal dwelling which results in a cramped and uncomfortable layout.

The sub-division of the garden serving the principal dwelling has resulted in significant loss of private amenity space to the detriment of the quality of life of its occupants.

The occupants of Outbuilding I are likely to experience adverse impacts including loss of privacy and light due to overlooking from the principal dwelling whose proximity is such as to be overbearing. These effects are exacerbated by the close-boarded fence that has been erected to sub-divide the plot which is itself overbearing and diminishes the level of sunlight available to that property. Outbuilding I is not provided with any private outdoor amenity area.

The increased activity likely to arise from subdivision of the residential planning unit in this location, including a higher frequency of comings and goings from the side access, is likely to be detrimental to the amenity of occupants of the neighbouring dwellings, nos. 16 and 18.

There is insufficient parking provision with the parking area of the principal dwelling now shared between three independent dwellings. This is considered likely to result in adverse impacts to the safety and convenience of the lawful dwellings within Springfield Oval, where there is limited off-street parking.

For these reasons the development is contrary to policies OS2, OS4, H6, T4 of the West Oxfordshire Local Plan 2031, paragraphs 135, 139 of the NPPF, and the West Oxfordshire Design Guide.

The enforcement notice requires the following steps to be taken:-

Within 8 weeks of the date of this notice:

- i) Cease the use of Outbuilding I as a separate dwelling;**
- ii) Remove the close-boarded fence dividing the garden.**

The appeal has been made on the following grounds:-

- (d) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.
- (f) The steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections.
- (g) That the time given to comply with the notice is too short.

These are grounds from the Section 174(2) of the Town and Country Planning Act 1990 (As Amended).

If you wish to make comments, you can do so online at

<https://acp.planninginspectorate.gov.uk> . If you do not have access to the internet, please send **three copies** of your comments to:-

Team EI
The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

You **must quote reference 6008755** and your **representations must be received by 29th July 2026** (which is six weeks after the start date of the appeal). Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

If you would like to see a copy of the Enforcement Notice and/or the appellant's reasons for appealing, please contact us at Planning.Appeals@westoxon.gov.uk .

The Planning Inspectorate has published a Guide to taking part in Enforcement Appeals which is available online:

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

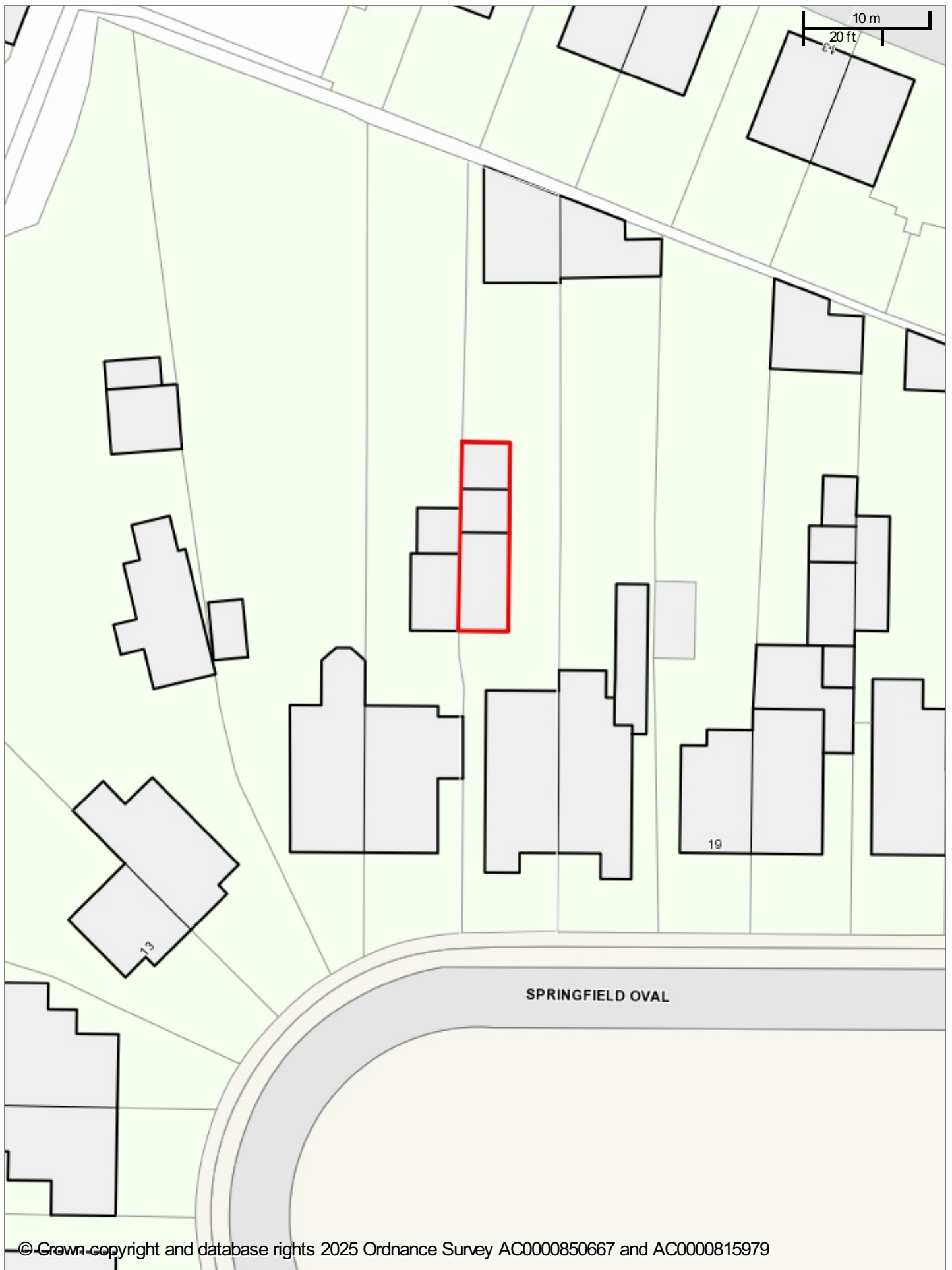
When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

If you are not the owner of the property you occupy, would you please pass this letter on to your landlord or his or her agent.

Yours sincerely

Chris Wood

Chris Wood
Senior Planning Officer (Appeals)
West Oxfordshire District Council



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Outbuilding 1 at 17 Springfield Oval, OX28 6EG

Scale: 1:400

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