

Date: 25th April 2022
My ref: 18/00118/PENF
Ask for: Chris Wood
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E-mail: chris.wood@westoxon.gov.uk

Dear Sir/Madam

Re: Enforcement Appeal

TOWN AND COUNTRY PLANNING ACT 1990 as amended

Site Address: 17 Ashcombe Close, Witney

Alleged breach: Without planning permission the erection of an unauthorised wall and gated enclosure.

Appellant's name: Mr John Steptoe

Appeal reference: APP/D3125/C/22/3295084

LPA Appeal Ref: 22/00006/APPEAL

Appeal start date: 11th April 2022

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by West Oxfordshire District Council on 9th February 2022. However, the notice will not take effect until the appeal has been determined and only if the decision is to dismiss the appeal.

The Enforcement Notice – Operational Development was issued for the following reasons:

- (1) It appears to the Council that the above breach of planning control has occurred within the last four years.**

- (2) By reason of its height the wall and gated enclosure appears as an incongruous and visually intrusive feature within the street scene failing to respect or enhance the open character and appearance of the area. As such the unauthorised wall and gated enclosure is considered contrary to policies OS2 and OS4 of the West Oxfordshire District Council Local Plan 2031 and relevant provisions of the NPPF.**

The enforcement notice requires the following steps to be taken:

Within 4 months of the date on which this notice comes into effect:-

- (1) Permanently remove the whole structure, which includes the front and side walls, pillars, gate and metal railings.**
- (2) Permanently remove from the land all building materials deriving from the removal of the unauthorised wall and gated enclosure.**

The appellant has appealed against the notice on the following grounds:

Ground (f) – The steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections.

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

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Inquiries Procedure) (England) Rules 2002 (Statutory Instrument 2002/2686).

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, you can send your comments to:

The Planning Inspectorate
3C Hawk
Temple Quay House
2 The Square
Bristol
BS1 6PN

Email: teame2@PlanningInspectorate.gov.uk

All representations must be received by 23rd May 2022 and must quote appeal reference APP/D3125/C/22/3295084. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations.

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@westoxon.gov.uk.

You can view the Planning Inspectorate's "Guide to taking part in enforcement appeals" at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

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

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

Yours faithfully

Chris Wood

Chris Wood

Senior Planning Officer (Appeals)