DELEGATED REPORT
ENFORCEMENT NOTICE

LOCATION: Land at :

104 Engel Park, London, NW7 2HP

REFERENCE: ENF/00024/11/H

OFFICER: [redacted]

WARD: Mill Hill

CONTRAVENTION: Single storey rear extension not built in accordance with planning permission

RECOMMENDATION: To issue an ENFORCEMENT NOTICE and to serve copies thereof on the owners and occupiers of the premises, in respect of which the planning contravention has taken place requiring:-

1 Demolish the single storey rear extension or build the extension in accordance with drawing number ENG/EX/4D of Planning permission reference number:H/01425/10.

2 The permanent removal from the property of all constituent materials resulting from the works in 1. above.

Within a period of 2 Months from the date on which the Notice takes effect.

That the Notice shall take effect on a date to be specified therein not being less than 34 days from the date of issue.

That the Head of Legal Services be instructed to take such action as may be necessary, including legal proceedings, to secure compliance with the Notice.

CONSTRAINTS: **None**

REPRESENTATIONS: None

EQUALITIES AND DIVERSITY ISSUES None

SITE VISITS: 7/9/2010

OFFICER REPORT: The site was inspected following a complaint by local resident.

On inheritance of the case I conducted a site inspection where it was revealed that the single storey rear extension has not been built in accordance with the approved plans.

Following my site inspection I sent a letter to the owner of the

property, inviting them to submit an amended planning application or build the extension in accordance with the approved plans within 28 days.

On expiry of the deadline no application was submitted and the extension has not been amended to comply with the permission so in order to avoid this continued breach of planning control; this notice has been drafted.

PLANNING APPRAISAL:

The property is two storey semi detached dwelling house located on Engel Park which is characterised by semi detached single family dwelling houses.

Planning permission (H/014425/10H) was granted for a single storey rear extension. The approved extension had a depth of 3 metres on the boundary adjoining No. 102 Engel Park and stepped out to 4.5 metres. However the extension which has been built has a depth of 4.5 metres across the full width of the property.

The extension is considered to be unacceptable on the basis that it results in a rearward projection of over 4.5 metres adjacent to the boundary with No.102 Engel Park which is detrimental to the residential amenities, as the extension is considered to reduce the amount of light and outlook to the ground floor windows of neighbouring property 102 Engel Park.

JUSTIFICATION 1. : The single storey rear extension by reason of its rearward projection and height is considered to cause a loss of daylight, outlook and increases the sense of enclosure from the closest rear window of No.102 Engel Park contrary to policy D5 of the Unitary Development Plan (Adopted 2006)and Supplementary Planning Document: Design Guidance Note 5: Extensions to Houses.

Planner (ENF) _____ **Date:** _____

Planning Regulations & Enforcement Manager for Assistant Director of Planning and Development Management _____ **Date:** _____