



This document is certified to be a true copy of the original, (which has been endorsed as above.)

14.01.15
S. J. JONES
Secretary,
Wycombe District Council,
District Council Offices,
Queen Victoria Road,
High Wycombe,
Bucks, HP11 1BB.

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: Wycombe District Council ("the Council")

1. **THIS NOTICE** is issued by the Council 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 Council 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 1 Hilltop Cottages, Treadaway Road, Flackwell Heath, Buckinghamshire, HP10 9PE, shown edged red on the attached plan ("the Land").

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

Without planning permission, the erection on the Land of a timber sleeper wall and close boarded fence, the construction of a raised timber decking area, and the siting of a storage shed.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years.

In the opinion of the Council, the retention of the sleeper wall together with the close boarded fence, by reason of its height and appearance, results in a visually incongruous form of development which has a detrimental impact upon the character and appearance of the street scene and conservation area when viewed from Treadaway Road.

The proposal is therefore contrary to policies HE6 (New Development in Conservation Areas and Conservation Area Character Surveys), G3 (General Design Policy), G10 (Landscaping), G11 (Trees and Hedgerows) and H17 (Extensions and Other Developments within Residential Curtilages) of the adopted Wycombe District Local Plan to 2011 (as saved, extended and partially

replaced) as well as policies CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (adopted July 2008) together with the Conservation Area Character Survey: The Common, Flackwell Heath.

These policies are considered to be consistent with the National Planning Policy Framework.

The Council do not consider that planning permission should be given, because conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

Remove from the Land the unauthorised sleeper wall and close boarded fence (shown edged blue on the attached plan).

6. TIME FOR COMPLIANCE

Within three months of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 23 February 2015 unless an appeal is made against it prior to that date.

Issued: 12 January 2015

Signed 

District Solicitor
Democratic, Legal and Policy Services

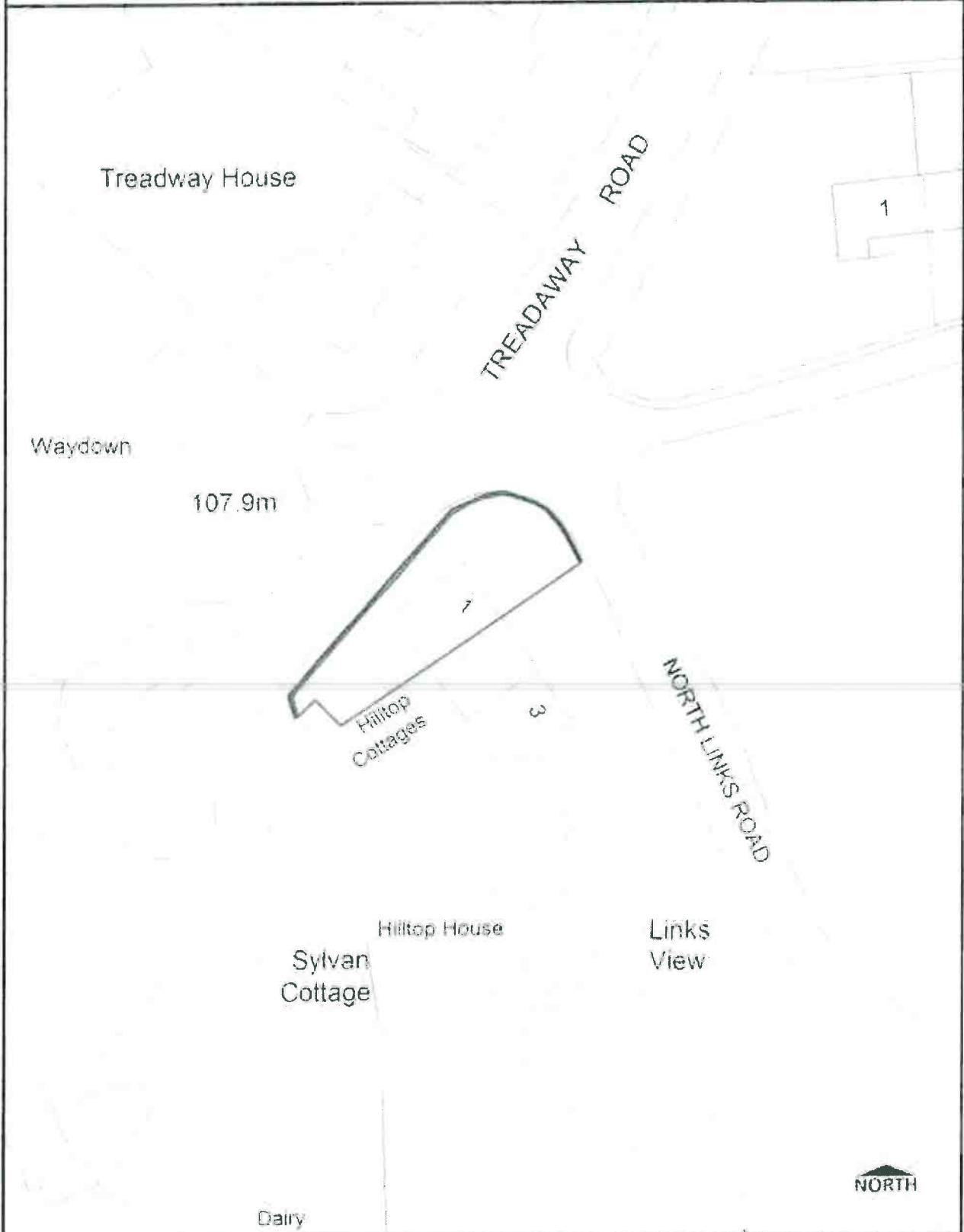
On behalf of

WYCOMBE DISTRICT COUNCIL
Queen Victoria Road
High Wycombe
Bucks HP11 1BB

**LIST OF THOSE SERVED WITH
A COPY OF THE ENFORCEMENT NOTICE**

- Nico Elodie Ekendahl, 1 Hilltop Cottages, Treadaway Road, Flackwell Heath, Buckinghamshire HP10 9PE
 - Helen Sandra Ekendahl, 1 Hilltop Cottages, Treadaway Road, Flackwell Heath, Buckinghamshire HP10 9PE
 - The Occupier(s), 1 Hilltop Cottages, Treadaway Road, Flackwell Heath, Buckinghamshire HP10 9PE
 - Lloyds Bank PLC (Co. Regn. No 2065) of Registrations, Secured Assets, Barnet Way, Gloucester, GL4 3RL
-

1 Hilltop Treadaway Road Flackwell Heath Buckinghamshire HP10 9PE



Statement of Purpose:
Site Plan for Council Business Use Only

Map produced in MapInfo GIS by: ENF 3172 13/00315/OP	Scale: 1:500	Date: 05/01/2015
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