



HILLINGDON

LONDON

Our Reference: ENF/480/20

Dated: 08 September 2020

The Owner and/or Occupier
26 Copthall Road East
Ickenham
Uxbridge
UB10 8SD

Dear Sir or Madam,

**ALLEGED UNAUTHORISED DEVELOPMENT – OUTBUILDING TO THE FRONT/SIDE
OF THE DWELLINGHOUSE
THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LOCATION: 26 COPTHALL ROAD EAST, ICKENHAM, UXBRIDGE, UB10 8SD**

Following a report regarding an alleged breach of planning control, namely the development of an outbuilding at the front of your property and my inspection of the above address on 03 September 2020 it is established that a breach of planning control has taken place.

I consider that the development under construction at 26 Copthall Road East does not benefit from permitted development rights as defined under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The inspection has revealed that the development under construction is situated on land forward of the principal elevation of the original dwellinghouse. This is considered to be contrary to the requirements of Section E.1 (c) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

As no planning permission has been granted for the development it is considered unauthorised and at risk of enforcement action.

You are at liberty to seek retrospective planning approval of the unauthorised development as it currently stands, which will be considered against extant Council Policies and in accordance with the Town and Country Planning Act 1990 (as amended). However, no inference should be drawn from this correspondence that any such application will necessarily be successful.

Planning Enforcement Team
Residents Services
Telephone. 01895 25 0230 Facsimile. 01895 277 595
www.hillingdon.gov.uk
London Borough of Hillingdon,
Civic Centre, High Street, Uxbridge, UB8 1UW

An informal compliance period of **twenty eight (28) days**, from the date of this letter, is afforded for you to resolve the breach of planning control. Following which arrangements will be made for a compliance inspection to be conducted.

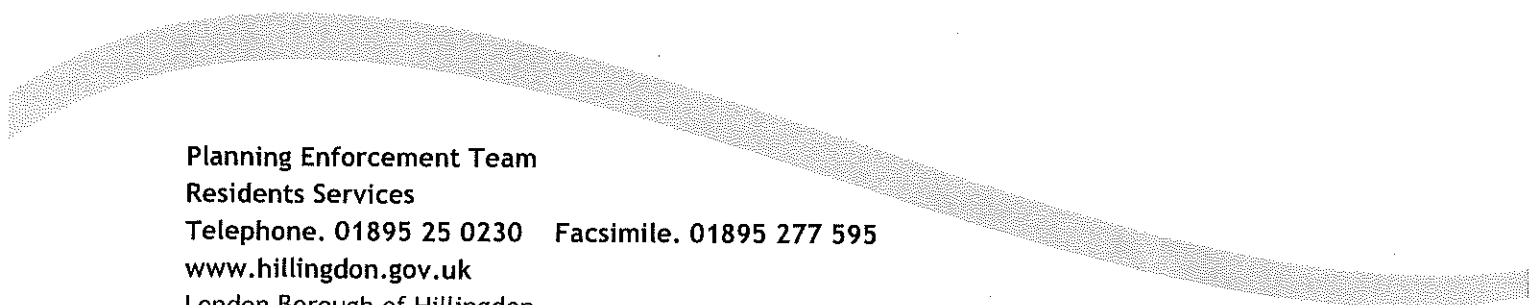
Please note that a refusal or indeed inaction on your part to remedy the unauthorised development/sought regularisation within the informal compliance period may result in the recommendation that an Enforcement Notice be served to achieve compliance. Failure to comply with the requirements of an Enforcement Notice(s) is a **criminal offence**, which on summary conviction, can result in an unlimited fine.

This correspondence is forwarded to you without prejudice to any subsequent planning application(s) that you may make.

Yours sincerely,



Natasha Rozanski
Planning Enforcement Officer



Planning Enforcement Team
Residents Services
Telephone. 01895 25 0230 Facsimile. 01895 277 595
www.hillingdon.gov.uk
London Borough of Hillingdon,
Civic Centre, High Street, Uxbridge, UB8 1UW