

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

PLANNING CONTRAVENTION NOTICE

Served by: DORSET COUNCIL (the Council)

To: Mr Michael White, Anchor Paddock, Batchelors Lane, Holt, BH21 7EX

1. PLANNING CONTRAVENTION NOTICE

This is a formal notice served by the Council because it appears that there may have been a breach of planning control, within section 171A(1) of the TCPA 1990, at the land described below. It is served on you as a person who appears to be the owner or occupier of the land or has another interest in it, or who is carrying out operations, in, on, over, or under the land or is using it for any purpose. The Council require you, in exercise of their powers under section 171C(2) and (3) of the TCPA 1990, so far as you are able, to provide certain information about interest in, and activities on, the land.

2. THE LAND TO WHICH THE NOTICE RELATES

Land known as: Anchor Paddock, Batchelors Lane, Holt, BH21 7DS, shown edged red on the attached plan.

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

The Council consider there may have been a breach of planning control on the land in respect of the following without planning permission:

Dormer Extension to property in excess of Permitted Development rights with no Planning Permission.

4. WHAT YOU ARE REQUIRED TO DO

In accordance with the Council's powers under sections 171C(2) and (3) of the act. You must provide in writing, the following information:

PLEASE ANSWER ALL THE QUESTIONS IN THE ANNEX ENCLOSED WITH THIS NOTICE

This information must be provided within twenty-one days, beginning with the day on which this notice is served on you.

5. OPPORTUNITY TO MAKE REPRESENTATIONS IN RESPONSE TO NOTICE

If you wish to make an offer to apply for planning permission, or to stop carrying out any operations or activities, or to undertake remedial works; or to make any representations about this notice, the Council, or representatives of the Council, will consider them. Please contact Jane Meadows on 01202 228985 or by e-mail: jane.meadows@dorsetcouncil.gov.uk to make arrangements for such a meeting. You will be able to make any such offer or representations in person at the agreed time and place.

6. WARNING

It is an offence to fail, without reasonable excuse, to comply with any requirements of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000.00. Continuing failure to comply following a conviction will constitute a further offence.

It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material. The maximum penalty on conviction of this offence is an unlimited fine.

7. ADDITIONAL INFORMATION

If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the TCPA 1990, requiring the breach, or any injury to amenity caused by it, to be remedied.

If the Council serve a stop notice, under section 183 of the TCPA 1990, section 186(5)(b) of the TCPA 1990 provides that should you otherwise become entitled to compensation for loss or damage attributable to that notice, under section 186 of the TCPA 1990, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.

Dated: 7 November 2023

Signed: *J L Meadows*

Nominated Officer
Dorset Council

ANNEXE

Land known as: **Anchor Paddock, Batchelors Lane, Holt, BH21 7DS** shown edged red on the attached plan (the Land).

The following information must be given in writing within 21 days beginning with the day on which this Notice is served on you. **Every question must be answered. If any of the questions do not apply, the word "NO" or "NONE" or "UNKNOWN" should be inserted.**

Note: The word "land" includes buildings and other structures on the property.

Please use block capitals:

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| 1. Name (in full) and address of the owner of the land? | MICHELLE WHITE WHITEBARN ANCHOR PADDOCK BATCHELORS LANE, HOLT, BH21 7DS |
| 2. Name (in full) and address of the occupier(s) of the land? | MYSELF + FAMILY ANCHOR PADDOCK - TENANT |
| 3. Name and address of any Mortgagee of the land? | MYSELF - AS ABOVE |
| 4. The nature of your interest in the land if none of the above? | HOMEOWNER |

| | |
|---|-----------------------------------|
| <p>5. The name and address of any other person (including any company) known to you to have an interest in the land. (State the nature of that interest i.e. trustee or person with power of attorney)?</p> | <p>KENT RELIANCE MORTGAGE</p> |
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| <p>6. Dormer extension on the property known as Anchor Paddock exceeds permitted development rights. How high above the original roof line is the new roof line?</p> <p>When was the extension to the Dormer on the property substantially complete?</p> | <p>30CM July 2020</p> |
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| <p>7. The rear extension to the house (as submitted in P/HOU/2023/02656) exceeds 318.3% increase on the original house. This does not have planning permission – how do you intend rectifying this breach of planning control?</p> <p>When was this extension substantially complete identified in pink?</p> | <p>MY PLANNING CONSULTANT IS PREPARING APPLICATIONS TO REGULARISE THIS. HE WILL BE IN TOUCH SEPERATELY REGARDING TIMESCALES FOR SUBMISSION. THE LARGER PINK AREA HAS BEEN IN SITU FOR MORE THAN 10 YEARS AND A LAWFUL DEVELOPMENT CERTIFICATE IS BEING PREPARED.</p> |
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