

IMPORTANT-THIS COMMUNICATION AFFECTS YOUR PROPERTY

LONDON BOROUGH OF MERTON

TOWN & COUNTRY PLANNING ACT 1990

ENFORCEMENT NOTICE

15 Sunnymead Avenue, Mitcham, Surrey CR4 1EW

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.
2. **THE LAND AFFECTED**
Premises at 15 Sunnymead Avenue, Mitcham, Surrey CR4 1EW shown edged red on the attached plan
3. **THE BREACH OF PLANNING CONTROL ALLEGED**
Without planning permission, the use of the rear garage of the Premises for car breaking, car repairs and the storage of car parts.
4. **REASONS FOR ISSUING THIS NOTICE**
 - (i) This development took place within the last 10 years.
 - (ii) The development involving the breaking of cars and storage of car parts, has resulted in the introduction of a noise sensitive land use in close proximity to mainly residential properties and occupiers, to the detriment of their amenities contrary to policy CS 12 (Economic Development) of Core Planning Strategy 2011, PE.2 of the Council's adopted Unitary Development Plan [October 2003] and policy 7.15 of the London Plan [July 2011, and paragraph 109 of the National Planning Policy Framework.
 - (iii) The breaking of cars for parts in the rear garage due to its location and proximity to neighbouring residential properties has resulted in an adverse effect on the amenities of neighbouring occupiers by reason of noise and parking problems from cars left in the alley way which blocks access to adjoining garages, and is contrary to policies PE.2, of the Adopted Merton Unitary Development Plan (October 2003) and policy CS 20 (Parking, Servicing, and Delivery) of Core Planning Strategy 2011.
5. **WHAT YOU ARE REQUIRED TO DO**
 - (i) Cease the use of the rear garage of the Premises for car repairs, car breaking, car storage and the storage of car-repair equipment, car parts, and other equipment associated with the breaking of vehicles
 - (ii) Remove all vehicles, equipment, parts and items associated with the unauthorised use from the Premises.

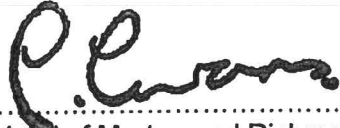
Time for compliance: within **1 calendar month** of the date on which this notice takes effect.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **29th August 2013**, unless an appeal is made against it beforehand.

Dated: **24th July 2013**

Signed.....



Paul Evans, Head of Merton and Richmond Shared Legal Service

Address to which all communication should be sent:-

Paul Evans, Head of Merton and Richmond Shared Legal Service, Gifford House ,
67c St Helier Avenue, Morden, SM4 6HY (REF: CS/LEG/HB/448-308)

YOUR RIGHT OF APPEAL

You can appeal against this notice by submitting an appeal online (www.planningportal.gov.uk/pcs) or by requesting an appeal form from the Planning Inspectorate. Please note any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the date this notice takes effect. The enclosed Information Sheet sets out your rights and the procedure to be followed.

FEE PAYABLE FOR THE DEEMED APPLICATION

If your ground of appeal is, or includes ground (a) that planning permission should be granted, you must include with your appeal a fee, which is double that payable for a normal planning application. The total fee payable is £770 that must be paid by way of cheque payable to the London Borough of Merton. The fee can be sent with your appeal form.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date indicated above and you must then ensure that the notice is complied with. Failure to comply with an enforcement notice that has taken effect, is a criminal offence and can result in legal proceedings and/or remedial action by the Council.

PERSONS SERVED WITH A COPY OF THIS ENFORCEMENT NOTICE

1. ABDULLAH IRFAN of 15 Sunnymead Avenue, Mitcham, Surrey CR4 1EW
2. ANNE-MARIE IRFAN of 15 Sunnymead Avenue, Mitcham, Surrey CR4 1EW
3. SANTANDER UK PLC, 2 Triton Square, Regent's Place, London NW1 3AN

NORTHGATE SE GIS Print Template



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15 SUNNYMEAD AVE

