

In case of enquiry contact Deborah Jeakins
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Mrs Thi-Mynga Ha
86 Brooks Road
Cambridge
CB1 3HR

26th April 2012

Dear Mrs Thi-Mynga Ha,

Reference: Unauthorised extension at 86 Brooks Road, Cambridge

Further to our meetings on 18th and 25th April 2012 and my letters of 15th March and 4th April 2012, I write to confirm that the Local Planning Authority requires you to remove the unauthorised extension at the rear of 86 Brooks Road within 28 days of the date of this letter.

I have noted the information from Chapman Lorimer Oakes regarding the size of the kitchen when you purchased the property and added it to my case file. The changes you made to the property removed some of the existing kitchen area, and once something has been removed, we are only able to assess what has been built to replace it. There is no planning history confirming an approved extension and so we must refer to and revert to the original size of the house when built.

The enclosed photographs clearly indicate the building line of the original house. You must remove all additions to the house beyond that line and create a wall of matching brick at the place shown in the photographs DJ1, DJ2 and DJ3.

I intend to arrange a site visit to your property on or soon after the 24th May 2012 and if the extension remains in place I will begin enforcement proceedings in respect of the ongoing breach of planning control.

As I have advised previously, I would urge you to speak to a solicitor or employ a planning agent to assist you with this matter. An architect or planning agent would also be able to assist you with the preparation of a planning application for a replacement extension.

I will contact you mid May to arrange a site visit. Please contact me if you would like this letter or any of my previous correspondence translated into Vietnamese or have any queries regarding the enforcement process.

Yours sincerely,

Deborah Jeakins
Planning Enforcement Officer