

IMPORTANT – THIS NOTICE AFFECTS THIS PROPERTY AND HAS IMMEDIATE EFFECT. FAILURE TO COMPLY WITH THE REQUIREMENTS OF THE NOTICE MAY RESULT IN PROSECUTION.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Section 33A- NOTICE REQUIRING SUBMISSION OF A PLANNING APPLICATION FOR DEVELOPMENT ALREADY CARRIED OUT

5. **WHAT YOU ARE REQUIRED TO DO**

- 1) Remove the fence

Or

- 2) Submit an application for the fence to the rear of the property.

Time period for compliance: **28 days from the date the notice takes effect.**

7. **FAILURE TO COMPLY**

Please note that the issue of this notice constitutes enforcement action under section 123(2) of the 1997 Act. Failure to comply with the notice may result in further enforcement action which may include prosecution.

6.

FURTHER INFORMATION

Section 33A- A Notice requiring submission of a planning application for development already carried out.

What does this notice mean?

You have received this notice because the planning authority believe that you have either built something or are doing something on your property for which you should have obtained planning permission. The planning authority has therefore issued you this notice requiring you to submit a planning application for the work that has been carried out (a retrospective planning application).

What happens next?

You need to either submit a planning application by the date stated in the notice or remove the breach.

What happens if I don't submit an application?

If you don't submit an application the planning authority may take further enforcement action. This can ultimately mean that you would face prosecution, and/or be required to remove the development. The Notice will also be attached to your property and you may have difficulty selling your property until an application has been submitted and determined.

What happens if I think I should not have received the notice?

If you believe that you should not have received this notice; for example, because you have no interest in the land to which it relates, then you should contact the local planning department as soon as possible.

If I submit a retrospective planning application, how will it be dealt with by the planning authority?

Your application will be handled in exactly the same way as any other application. You should be aware that the fact that you have been served this notice does not mean that permission will be granted. If the planning application is unacceptable then the planning authority may refuse it (in which case you may appeal) or may grant it subject to whatever conditions or restrictions are considered necessary to make the application acceptable.

Where can I find a planning application form?

The relevant planning application form can be found on the Councils website at <http://www.argyll-bute.gov.uk/planning-and-environment/make-planning-application>

