

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

PLANNING ENFORCEMENT NOTICE

TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991) ENFORCEMENT NOTICE ISSUED

BY: Melton Borough Council (herein after referred to as “the Council”)

**Parkside
Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH**

TO:

**3 Gamble Drive
Melton Mowbray
LE13 0XP**

1. THIS NOTICE is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below in paragraph 2 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 3 Gamble Drive, Melton Mowbray, LE13 0XP as shown edged in red on the plan attached at Appendix 1 (“the Land”).

Melton Borough Council
Parkside, Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

Without planning permission, the following unauthorised development has been carried out on the Land.

Operational development comprising engineering operations involving the raising of ground levels and the formation of associated hard surfaces within the rear garden.

These works constitute “development” under Section 55(1) of the Town and Country Planning Act 1990 and do not benefit from any permission granted under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Planning permission for the development has not been granted.

4. REASONS FOR ISSUING THIS NOTICE

- a. The raised ground levels have resulted in a loss of privacy and an overbearing and visual intrusive impact on surrounding neighbouring dwellings.
- b. The development conflicts with Policy D1 of the Melton Local Plan requiring development to protect neighbours’ amenity and the National Planning Policy Framework (NPPF) Paragraph 135 requiring development to safeguard residential amenity.
- c. The refusal of a retrospective planning application due to the harm caused by the raised ground levels could not be mitigated. No amended plans or remedial proposals have been submitted.
- d. The breach continues to cause material planning harm and has not been remedied voluntarily. In accordance with Section 172(1) TCPA 1990, it is considered expedient to serve this Enforcement Notice.

Melton Borough Council
Parkside, Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

5. WHAT YOU ARE REQUIRED TO DO

STEP 1 – Reduction of Land Levels

Reduce the height of the ground and any associated hard surfaces within the rear garden to the levels that existed immediately following completion of the dwelling by the developer and prior to occupation by the current owners.

For the avoidance of doubt, this refers to the levels present on the site prior to the ground-raising works carried out in 2024.

STEP 2 – Restore the Land

Remove, or alter as necessary, any hard surfaces, structures or engineering works (including the raised patio area) which prevent compliance with Step 1.

Reinstate the Land to its original lawful baseline condition to restore the original relationship between the Land, the dwelling and adjoining boundaries.

STEP 3 – Removal of Resulting Waste

Remove all resulting waste materials from the Land arising from compliance with Steps 1 and 2 and dispose of them lawfully.

6. TIME FOR COMPLIANCE

6 months from the date this notice takes effect.

Melton Borough Council
Parkside, Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on specific date 12 October 2026, not less than 28 clear days after date of issue, unless an appeal is made against it beforehand.

Dated: 07 September 2026

Signed:

Planning Development Manager

On behalf of:

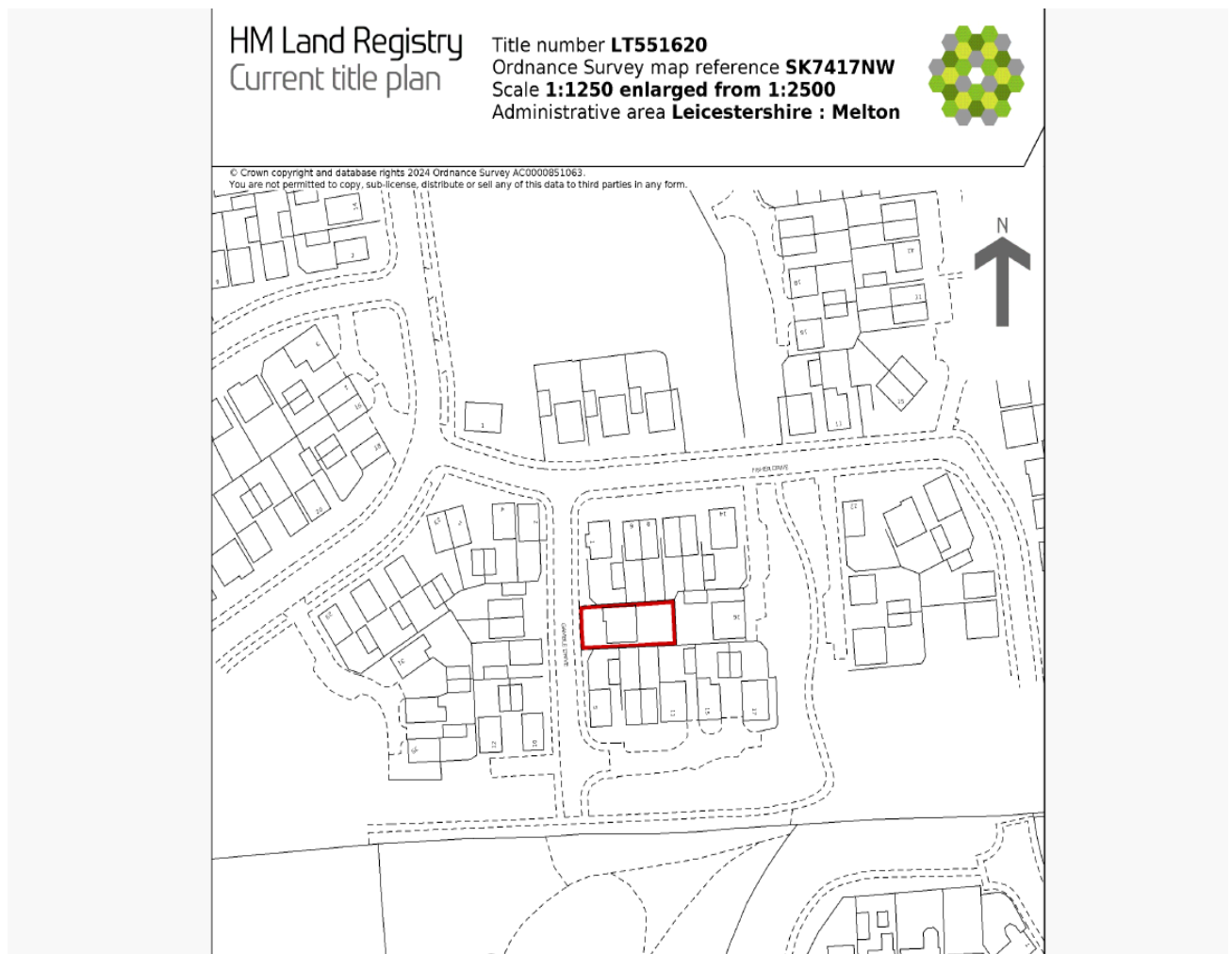
**Melton Borough Council
Parkside, Station Approach
Burton Street Melton Mowbray
Leicestershire
LE13 1GH**

Nominated Case Officer:

Melton Borough Council
Parkside, Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

SITE PLAN



Melton Borough Council
Parkside, Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

ANNEX YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate acting on behalf of the Secretary of State before the date specified in paragraph 7 of the notice. The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal [link to <http://www.planningportal.gov.uk/uploads/pins/enfinfo sheet.pdf>] WHAT HAPPENS IF YOU DO NOT APPEAL If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

Melton Borough Council
Parkside, Station Approach
Burton Street
Melton Mowbray
Leicestershire
LE13 1GH