

Enforcement notice: Operational development without planning permission

IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

ENFORCEMENT NOTICE

Issued by Eastbourne Borough Council (the Council)

1. ENFORCEMENT NOTICE

This is a formal notice 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 TCPA 1990, at the Land. It is considered expedient to issue this notice, having regard to the provisions of the development plan and to all 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 of 4 Northbourne Road, Eastbourne, BN22 8QT, shown edged red on the attached plan (“the Land”).

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

Without planning permission the unauthorised erection of the platform to rear of property.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years.

- The rear platform, by nature of its siting, scale, provides an elevated vantage point from which neighbouring dwellings are overlooked, resulting in a loss of privacy, contrary to Eastbourne Borough Plan Saved Policy HO20 (Residential Amenity), policy B2 of the Eastbourne Core Strategy 2013 and paragraph 130 of the National Planning Policy Framework
- The rear platform, by nature of its positioning and overall form, scale, density and design, is detrimental to the amenity of neighbouring properties, contrary to Eastbourne Borough Plan Saved Policy UHT1 Design of New Development, Policy B2 of the Eastbourne Core Strategy 2013 and paragraph 130 of the National Planning Policy Framework

- The Council consider that planning permission should not be given, because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove the unauthorised platform in its entirety and clear all resultant debris.

6. TIME FOR COMPLIANCE

The periods for compliance with the steps set out in paragraph 5 are:

- (I) Two months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 13 December 2022 unless an appeal is made against it beforehand.

Dated: 8th November 2022

Signed:

on behalf of
Eastbourne Borough Council

Nominated officer: Simon Cullen

Telephone number: 01323 415385