

IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

ENFORCEMENT NOTICE

Issued by Lewes District 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

65 The Promenade, Peacehaven, BN10 8NH 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 erection of brick pillars, fencing and a gate in excess of 1 Metre in height adjacent to a highway used by vehicles the approximate position of which is shown for identification purposes only in Blue on Plan A

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 unauthorised development in question was substantially completed less than four years ago.
- The development is contrary to;
 - CP11 (Built and Historic Environment and High-Quality Design) of the Lewes District Local Plan Part 1 JCS 2010-2030 by reason of not conserving or enhancing the character along the street scene.
 - DM25 (Design), of the Lewes District Local Plan Part 2 by reason of its location, inappropriate design and height that has a detrimental impact along the street scene.

- Paragraphs 127 (c) and 130 of the NPPF

By reason of its detrimental impact on the character and appearance of the land and its surrounding area.

- 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

You must (i) Permanently reduce the height of the brick pillars, fencing and a gate to no more than 1 metre above ground level, and

(ii) Permanently remove all resultant materials and debris from the Land,

6. TIME FOR COMPLIANCE

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

(i) and (ii) Two months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 5th June 2022 unless an appeal is made against it beforehand.

Dated: 5th May 2022

Signed:

Oliver Dixon, Head of Legal Services

on behalf of Lewes District Council

Nominated officer: Simon Cullen

Telephone number: 07935 085762