

Full name: 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: 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

Land at 3 Sherwood Road, Seaford, East Sussex. BN25 3EH 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 an outbuilding, classed as unauthorised development.

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 building in question was substantially completed less than four years ago.
- The development is contrary to development plan policies, DM25 (Design) and DM29 (Outbuildings) of the Lewes District Local Plan Part 2 , , Policy SEA2 of the Seaford Neighbourhood Plan and Core Policy 11 (Built and Historic Environment and High Quality Design) of the Joint Core Strategy 2010-2030 by reason of its negative effect on the character and appearance of the surrounding area and detriment to the amenity of future occupiers of this site through its reduction of external amenity space.
- 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) Remove the unauthorised outbuilding from the Land in its entirety
- (ii) Clear all resultant materials and debris resulting from its removal.

6. TIME FOR COMPLIANCE

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

- (i) Three months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 23 June 2021 unless an appeal is made against it beforehand.

Dated: 19 May 2021

Signed: [REDACTED]

on behalf of Lewes District Council

Nominated officer: Simon Cullen

Telephone number: 07935 085762