

**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 128 Rodmell Avenue, Saltdean, Brighton (BN2 8PJ) and 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 removal of an existing balcony and steps and the formation of a new balcony and steps in the approximate position shown cross-hatched in green on the attached plan (the 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 Development was substantially completed less than four years ago.
- The Development, by reason of its size and position relative to the site boundaries, results in an unacceptable level of noise and loss of privacy to the occupiers of 126 Rodmell Avenue and loss of privacy to the occupiers of 130 Rodmell Avenue.
- The Development is contrary to the provisions of Policy ST3(c) of the Lewes District Local Plan.

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 remove the new balcony and steps,
- (ii) Permanently remove from the land all building materials and rubble arising from compliance with requirement (i) above, and restore the land to a clean and tidy condition.

**6. TIME FOR COMPLIANCE**

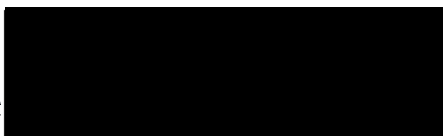
The period for compliance with the steps set out in paragraph 5 is 28 days from the date this notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 20 April 2015, unless an appeal is made against it beforehand.

Dated: 19 March 2015 (Date of issue)

Signed:



on \_\_\_\_\_ behalf \_\_\_\_\_ of  
Lewes District Council of Southover House, Southover Street, Lewes, East Sussex, BN7  
1AB

Nominated officer: Jennifer Baxter

Telephone number: 01273 471 600

# 128 Rodmell Avenue, Saltdean

ESRI UK

