

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 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 46A Hoddern Avenue, Peacehaven, East Sussex, BN10 7PH edged red on the attached plan (the Land).

3. THE ALLEGED BREACH OF PLANNING CONTROL

Without planning permission, the erection and retention of a 200mm high hardboard and trellis fence on top of the boundary fence, in the approximate position shown between points 1 and 2 on the attached plan.

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 hardboard and trellising attached to the close board fencing along the northern boundary of the Land was substantially completed less than four years ago.
- The hardboard and trellising attached to the close board fencing constitutes an intrusive structure that is detrimental to the occupiers of neighbouring 48 Hoddern Avenue by reason of enclosure, loss of light and visual amenity and is thereby contrary to policy ST3 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) Remove the hardboard and trellising, as described in paragraph three of this notice, from the Land.

(ii) Remove from the land all building materials and rubble arising from compliance with requirement (i) above, and restore the land to its condition before the breach took place.

6. TIME FOR COMPLIANCE

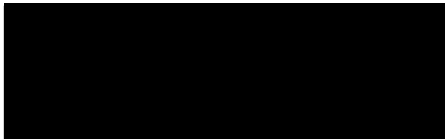
The period for compliance with the steps set out in paragraph 5 is one month from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 12 APRIL 2014, unless an appeal is made against it beforehand.

Dated: 12 MARCH 2014 (Date of issue)

Signed:



On 12 March 2014 on behalf of
Lewes District Council of Southover House, Southover Street, Lewes, East Sussex,
BN7 1AB

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this enforcement notice, but any appeal must be **received** by the Planning Inspectorate (or be posted or electronically communicated at such time that, in the ordinary course of post or transmission, it would be delivered to the Planning Inspectorate) **before** the date specified in paragraph 7 of the notice.

46A Hoddern Avenue, Peacehaven



Swimming Pool

School Bungalow



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