

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 17 Marine Crescent, Seaford, East Sussex BN25 1DA shown edged red on the attached plan (the Land).

3. THE ALLEGED BREACH OF PLANNING CONTROL

Without planning permission, the erection and retention of a 1.8m high fence, in the approximate position shown between points 1 and 2 and 3 and 4 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 fencing along the south and east boundaries of the Land was substantially completed less than four years ago.
- The fencing is visually intrusive, conspicuous and unsympathetic in relation to the character and appearance of the locality. The fence thereby adversely affects the street scene
- The fencing, as erected, constitutes a traffic hazard to vehicular and pedestrian traffic along Cricketfield Road and Marine Crescent, by reason of the fencing restricting visibility at the junction of those two roads.

- The development is contrary to development plan policies ST3 of the Lewes District Local Plan and 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

You must,

(i) Remove the fence 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

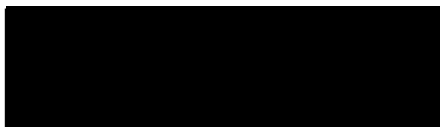
The period for compliance with the steps set out in paragraph 5 is one month from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 21 August 2013, unless an appeal is made against it beforehand.

Dated: 22 July 2013 (Date of issue)

Signed:



On 22 July 2013 behalf of
Lewes District Council of Lewes House, 32 High Street, Lewes, East Sussex, BN7
2LX

ANNEX

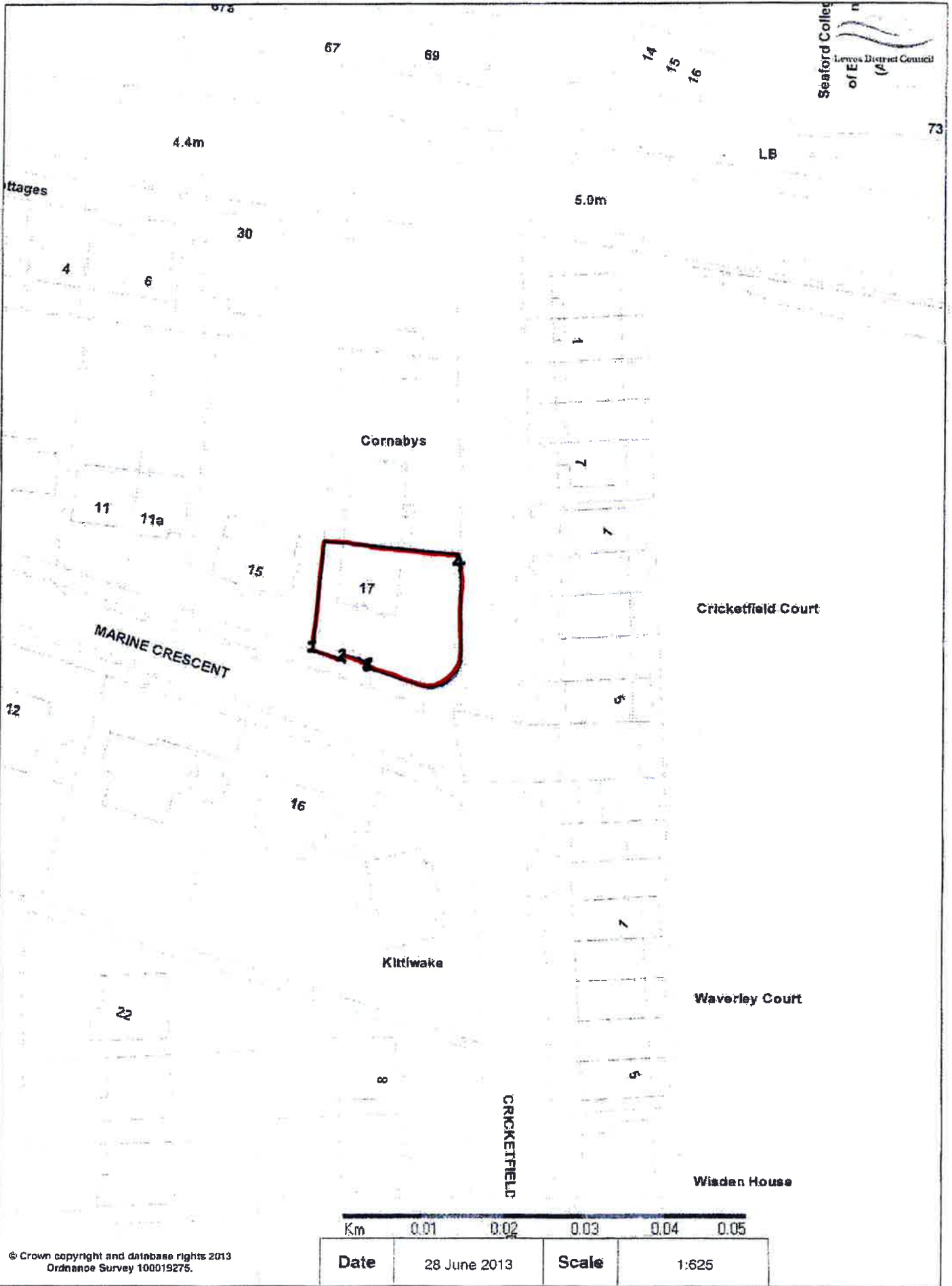
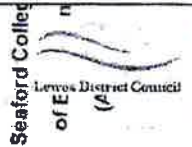
YOUR RIGHT OF APPEAL

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.

If you want to appeal against this enforcement notice you can do it:

17 Marine Crescent Seaford

uniform IDOX group



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Ordnance Survey 100019275.

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Date	28 June 2013	Scale	1:625	

