

## **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**

Flats 1-16, Seaview Court, Pelham Road, Seaford, BN25 1ER  
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 subdivision of flats at the Land to create seven (7) extra unauthorised bedsit / flats.

#### **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 is considered harmful, has a detrimental impact to amenities of neighbouring residential properties, is contrary to high design and sustainable places, is not sympathetic towards the site by adaptability and accessibility to changing lifestyle needs.

This is contrary to policies policy EN2 and EN8 of the Enforcement Policy Statement June 2021, Lewes District Local Plan Part 2 - DM8 (Residential, Subdivision & Shared Housing) Lewes District Local Plan Joint Core Strategy 2010-2030 - CP11 (Built & Historic Environment & Design) and NPPF - Policy 12 paragraph 131 (Achieving Well Designed & Beautiful Places).

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:

1. Cease the use of the unauthorised bedsits / flats
2. Where windows have been replaced with a front door, revert to windows on the principal elevation.

3. Remove internal partitions that have created any unauthorised secondary living space.
4. Remove secondary kitchen areas.
5. Clear all resultant debris from the Land.

## **6. TIME FOR COMPLIANCE**

The period for compliance with the steps set out in paragraph 5 is:

Nine months from the date this notice takes effect.

## **7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 20<sup>th</sup> May 2024 unless an appeal is made against it beforehand.

Dated: 8<sup>th</sup> April 2024

Signed:

Head of Legal Services on behalf of Lewes District Council

Nominated Officer: Daisy D'arcy  
Telephone number: 07925 338885