

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

13 Tor Road, Peacehaven, BN10 7SX 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 side boundaries in excess of 1 metre in height adjacent to a highway, used by vehicles the approximate position of which is shown for identification purposes only in blue on Plan A

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 is contrary to;

- **CP11 (Built and Historic Environment and High-Quality Design)** of the Lewes District Local Plan Part 1 JCS 2010-2030 by reason of not conserving or enhancing the character along the street scene.
- **DM25 (Design), of the Lewes District Local Plan Part 2** by reason of its location, inappropriate design and height that has a detrimental impact along the street scene.
- **Paragraphs 59 and 135 of the NPPF (National Planning Policy Framework)** by reason of its detrimental impact on the character and appearance of the land and its surrounding area.
- **POLICY EN2: Enforcement Policy Statement for Eastbourne Borough Council & Lewes District Council - General enforcement policy 2**, The Council will exercise its powers in relation to enforcement that are

granted under the provisions of the TCPA 1990 and other relevant Acts of Parliament, Orders, Regulations and Bylaws, to control unauthorised development effectively having regard to the significance and seriousness of the breach, the policies in Development Plan and all other material considerations.

- **POLICY EN8: Enforcement Policy Statement for Eastbourne Borough Council & Lewes District Council - Development without planning permission**, where development has been, or is in the process of being, carried out without planning permission and is considered harmful.

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 reduce the height of the side boundaries to no more than 1 metre above ground level for 2 metres set back from the highway.
- (ii) Permanently remove all resultant materials and debris from the Land.

6. TIME FOR COMPLIANCE

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

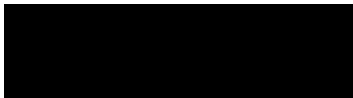
Two months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 24th June 2024 unless an appeal is made against it beforehand.

Dated: 13th May 2024

Signed:

A solid black rectangular box used to redact the signature of the Head of Legal Services.

Head of Legal Services on behalf of Lewes District Council

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