

Enforcement notice: Operational development without planning permission

IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

ENFORCEMENT NOTICE

Issued by Eastbourne Borough 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 31-41 Carlisle Road Eastbourne BN21 4JS, 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 of the erection of structures and decking to front of building the approximate position of which is shown cross hatched in black 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 structures and decking to the front of the building has a detrimental impact on the streetscene by reason of their size, form and poor design which is unsympathetic and incongruous within this setting, and does not deliver high quality design that contributes positively to this area or enhances a sense of place, contrary to policies B2, D1 and D10a of the Eastbourne Borough Core Strategy Local Plan, saved policy UHT1 of the Eastbourne Borough Plan 2003 and para. 130 of the NPPF.
- The structures and decking are unsympathetic in this location in front of distinctive period buildings and therefore do not enhancing the character or appearance of building and gardens along the street; eroding local distinctiveness and having a negative impact within its setting of a Conservation Area by reason

of being poorly designed in lightweight materials, contrary to Policy UHT15 and UHT4 of the Eastbourne Borough Plan 2003, D10 of the Eastbourne Core Strategy and para. 197 of the NPPF.

- 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 all structures and decking from the Land.
- ii. Clear all resultant debris from the Land.

6. TIME FOR COMPLIANCE

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

- (I) Two months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 11 May 2022 unless an appeal is made against it beforehand.

Dated: 30.03.2022

Signed:



on behalf of
Eastbourne Borough Council

Nominated officer: Simon Cullen

Telephone number: 01323 415385

