

## **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**

First Floor Flat, 318 South Coast Road, Peacehaven, BN10 7EL 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 material change of use of a single dwellinghouse with the subdivision to create three separate self-contained units.

#### **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.
- **DM8 (Residential, Subdivision & Shared Housing)** reason being by the lack of private amenity space and the rise to excessive noise and disturbance with the intensification of the development
- **Paragraphs 60 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.
- **Lewes District Core Strategy - Policy 7 (Infrastructure) & (NPPF) - Policy 2 paragraph 7 (Achieving Sustainable Development)** by reason that the

development would not be considered sustainable due to the lack of supported infrastructure.

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 First Floor Flat, 318 South Coast Road, Peacehaven, BN10 7EL as three separate units.
- 2) Remove secondary kitchen areas.
- 3) Clear all resultant debris from the Land.

## **6. TIME FOR COMPLIANCE**

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

- Six months from the date this notice takes effect.

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

This notice takes effect on 21<sup>st</sup> May 2025 unless an appeal is made against it beforehand.

Dated: 9 April 2025

Signed:

Head of Legal Services on behalf of Lewes District Council