

## **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 :** 25 Badlesmere Road Eastbourne East Sussex BN22 8TL shown edged red on the attached plan (the Land).

#### **3. The matters which appear to constitute a breach of planning control**

Without planning permission, a rear extension has been added to the existing rear extension, which is in excess of the permitted development regulations

#### **4. Reasons for issuing this notice**

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The development is in breach of Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015

The development has a harmful effect upon the character and appearance of the area generally, contrary to Saved Policy UHT1 of the of the Eastbourne Borough Plan, 2007 (LP), and Policies B2, D1 and D10a of the Eastbourne Core Strategy, 2013 (CS), which amongst other things requires that all new development should be well designed, that design and layout should take account of context, are appropriate in scale, form, materials, setting and also create an attractive, safe, and clean built environment with a sense of place that is distinctive and reflects local character.

Policy UHT2 saved policy from the Eastbourne Borough Plan 2001 2011: Height of Buildings

Policy UHT4 saved policy from the Eastbourne Borough Plan 2001 2011: Visual Amenity

#### **5. What you are required to do**

**You must**

1. Remove the additional wooden rear extension structure to the property
2. Remove any material and debris from the property site in relation to the rear extension, using a registered waste carrier

**6. Time for compliance**

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

3 months from the date this notice takes effect.

**7. When this notice takes effect**

This notice takes effect on 22/08/2025, unless an appeal is made against it beforehand.

Dated: 11/07/2025

Signed:

on behalf of Eastbourne Borough Council

Nominated officer: Toby Collins

Telephone number: 07966 645029