

ENFORCEMENT NOTICE - OPERATIONAL DEVELOPMENT



IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: Rother District Council

1. THIS NOTICE is 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 above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to 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 2 North Cottage, Cripps Corner, Ewhurst, East Sussex shown edged red on the attached plan

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL – OPERATIONAL DEVELOPMENT

Without planning permission the construction of a garage on the land in the appropriate position marked with an 'X' 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 development as built does not benefit from planning permission and is inappropriate in its location. This is because the garage is having a detrimental effect on the amenities of the neighbouring properties due to its size and scale, specifically to no.1 North Cottage to the east. It is considered unacceptable in terms of design as the Velux windows provide unacceptable overlooking to the properties to the west, specifically the garden of the White Hart Inn and Rose Cottage. The development has caused harm to the landscape within the High Weald Area of Outstanding Natural Beauty (AONB). These factors mean that the unauthorised development is contrary to Policy OSS4, Policy RA3 and Policy EN3 of the Rother District Local Plan Core Strategy.

The Council do not consider that planning permission should be given, because planning conditions could not overcome these objections.

5. WHAT YOU ARE REQUIRED TO DO

Either

- i) Demolish, dismantle and remove the unauthorised garage, or
- ii) Alter the garage so that it complies with the planning permission ref: RR/2014/1969/P granted.

6. TIME FOR COMPLIANCE

Four months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 5th May 2017 unless an appeal is made against it beforehand.

Dated: 28th March 2017

Signed:

Solicitor to the Council
on behalf of Rother District Council,
Town Hall,
Bexhill-on-Sea,
East Sussex TN39 3JX

Ref: MKN201

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the date specified in paragraph 7 of the notice. The attached leaflet details how an appeal can be made.

If you want to appeal you can do it:

- online at the Planning Casework Service area of the Planning Portal
<https://acp.planninginspectorate.gov.uk/>);
- by getting enforcement appeal forms by phoning on 0303 444 5000 or by emailing enquiries@pins.gsi.gov.uk

WHAT HAPPENS IF YOU DO NOT APPEAL

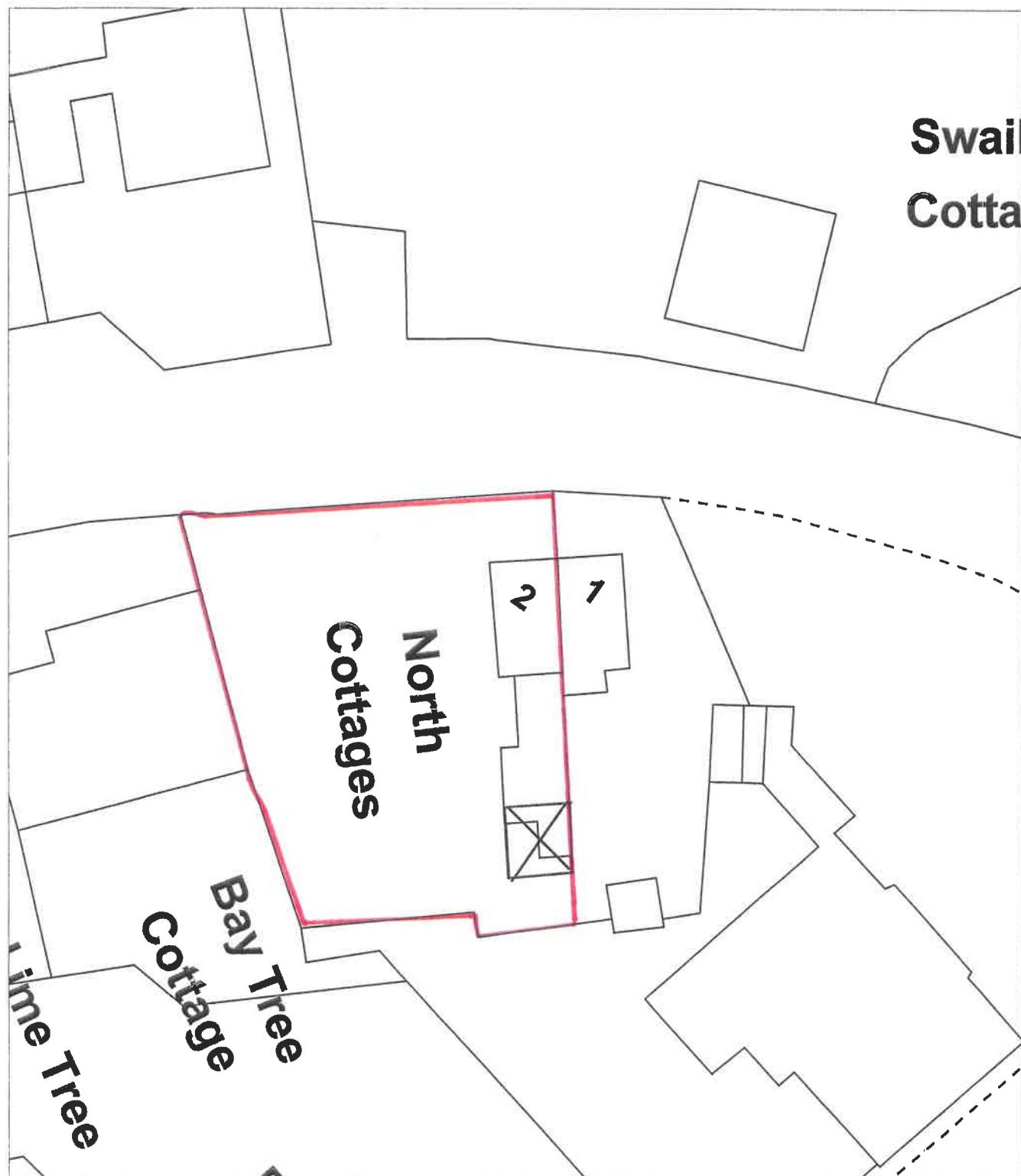
If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

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Plan: Enforcement

File:

Scale: 1:300

N.G. Ref: TQ7721SE