

**ENFORCEMENT NOTICE - MATERIAL CHANGE OF USE**



**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 to the rear of Pine View, Balcombe Green, Sedlescombe, East Sussex shown edged red on the attached plan.

**3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL – MATERIAL CHANGE OF USE**

Without planning permission the use of land within the curtilage of a residential dwelling for the siting of a caravan used as a separate residential unit unconnected with the main dwelling house.

**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.

This residential development does not benefit from planning permission and a recent application for a certificate of lawful use and development was refused. The caravan is situated within the curtilage of a dwelling house but it is being used as a separate dwelling. The development has a contrived arrangement providing a separate dwelling on a restricted site both out of keeping with the established lay-out and character of the area providing a poor level of amenity for the occupiers and having a poor relationship to the main dwelling on the site contrary to the relevant planning policies —Policies OSS4 (ii) and (iii) and RA3 of the Rother Local Plan Core Strategy 2014.

**5. WHAT YOU ARE REQUIRED TO DO**

- i) Cease the use of the caravan as a separate dwelling unrelated to the main residential dwelling at Pine View
- ii) Remove the caravan from the site

## **6. TIME FOR COMPLIANCE**

Two months after this notice takes effect.

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

This notice takes effect on 20 September 2017 unless an appeal is made against it beforehand.

Dated: 10 August 2017

Signed: .....

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

Ref: MKN214

## **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.

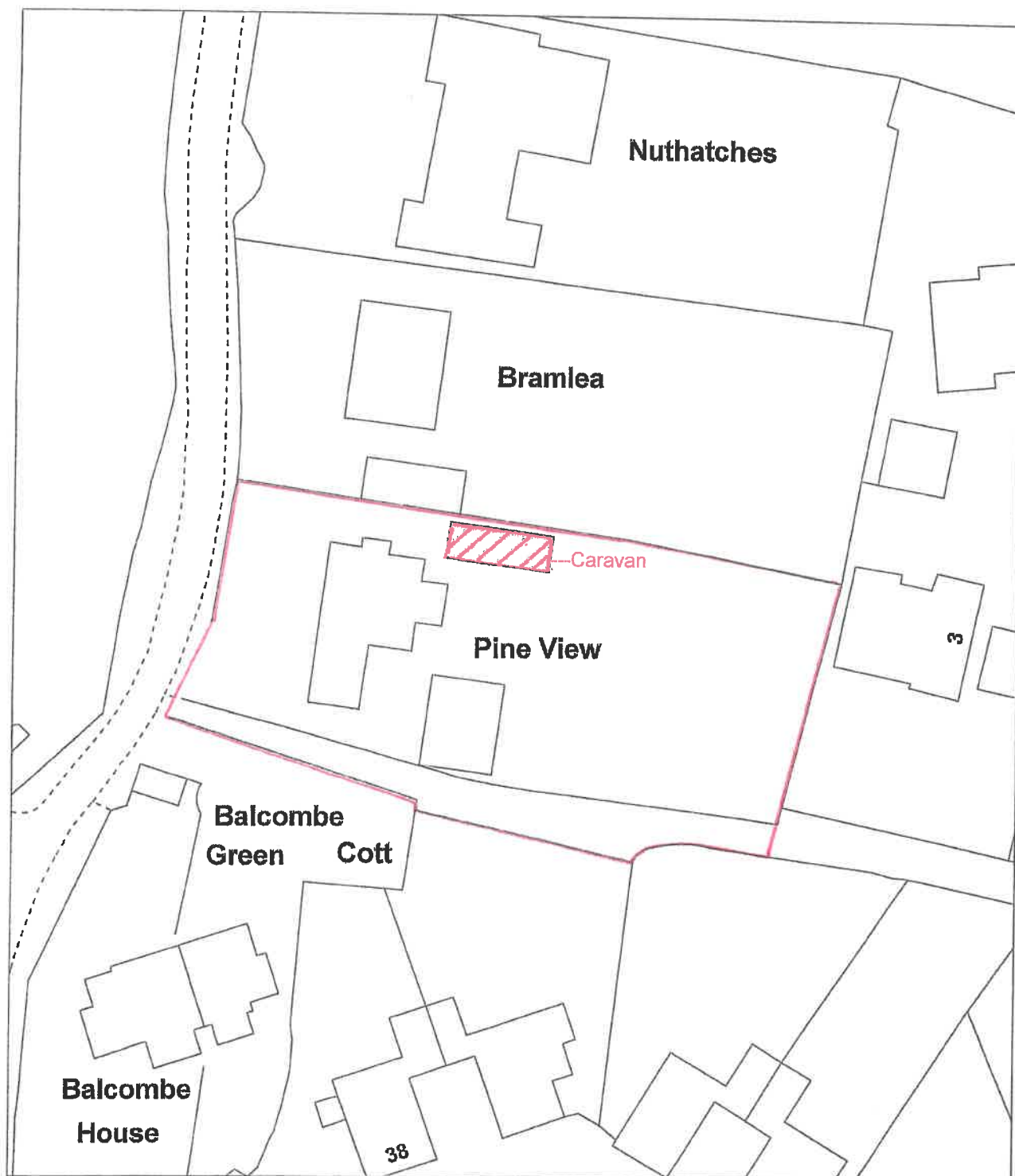
If you want to appeal you can do it:

- online at the Planning Casework Service area of the Planning Portal  
<https://acp.planninginspectorate.gov.uk/>  
or
- by getting enforcement appeal forms by phoning on 0303 444 5000 or by emailing  
[enquiries@pins.gsi.gov.uk](mailto: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: 1:500

N.G. Ref: TQ7818SW