

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: East Hampshire 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. The Council 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

49-51 Station Road, Liss, Hampshire, GU33 7AA shown edged red on the attached plan ("the Land").

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

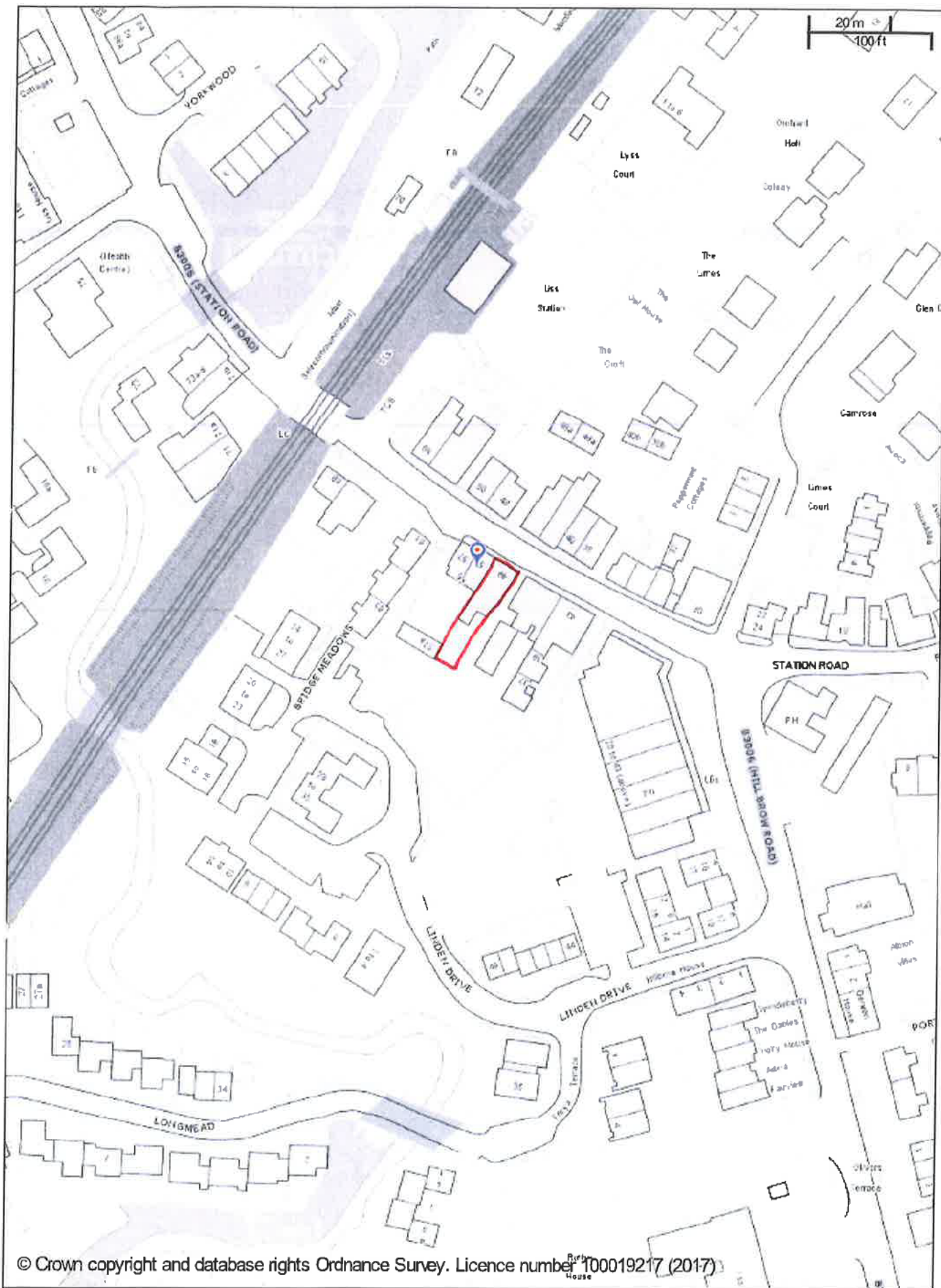
Without planning permission and within the last 4 years, the installation of a shop front.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last 4 years.

1. The site lies within the Liss conservation area and the development fails to preserve and enhance this special area contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The development is significantly harmful due to its design, materials, appearance and quality of finish which is detrimental to the special character and appearance of the area, representing an incongruous feature. The development is contrary to policy CP29 of the East Hampshire District Council Joint Core Strategy, saved Policies HE5, HE7 and HE15 and 16 of the East Hampshire District Local Plan - Second Review, Draft South Downs Local Plan Strategic policies, SD12 and SD15, Policies of the Liss Village Neighbourhood Development Plan policies Liss 10, Liss 17 and Liss 18. The

PLAN



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49-51 Station Road, Liss
 Scale: 1:1250
 Printed on: 1/6/2018 at 10:23 AM

East
 Hampshire
 DISTRICT COUNCIL

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PHOTO 1



development is also contrary to paragraphs 17, 56-68, and 126-141 within the National Planning Policy Framework.

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

5. WHAT YOU ARE REQUIRED TO DO

- 1 Remove the shopfront.
- 2 Remove from the Land all resulting debris.
- 3 Construct and install a new shopfront to the previous condition and design before the breach took place in accordance with the photograph attached (photo1)
This includes:
 - (i) painted timber pilasters, consoles, fascia, cornices and cill, with single glazed windows above a painted masonry stall riser.
 - (ii) a painted timber entrance door with single glazing, recessed within the shopfront and to include a fanlight above.

6. TIME FOR COMPLIANCE: 6 months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

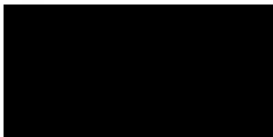
This notice takes effect on 9th August 2018 unless an appeal is made against it beforehand.

8. TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999

The Authority considers that the development is not EIA development. If the development subject of this Notice were to be granted planning permission, an Environmental Statement would not be required.

Dated: 5th July 2018

Signed:



Nick Leach
Solicitor to the Council