

ENFORCEMENT NOTICE

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

SOUTH DOWNS NATIONAL PARK AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPENSATION ACT 1991)

Issued By: South Downs National Park Authority

1. **THIS IS A FORMAL NOTICE** which is issued by South Downs National Park Authority (“the SDNPA”), because it appears 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 SDNPA considers 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 this Notice and the enclosures to which it refers contain important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Honeysuckle Cottage Horsham Road Findon Sussex BN14 OUY shown in black outline on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED WITHOUT PLANNING PERMISSION**

Without planning permission and within the last 4 (four) years, the erection of a rear extension on Honeysuckle Cottage, as marked as a hatched box on the attached plan.

4. **THE REASON FOR ISSUING THE NOTICE**

The purpose of the notice is to remedy injury to Amenity.

It appears to the Authority that the above breach of planning control has occurred within the last four years in relation to the operational development.

This complaint was registered as a result of the recently refused planning application, SDNP/21/00622/HOUS.

The application was submitted retrospectively.

The two statutory purposes of the SDNP designation are:

To conserve and enhance the natural beauty, wildlife and cultural heritage,

To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF) (July 2020)

The following NPPF paragraphs have been considered:

NPPF Paragraph 172 - Great weight should be given to conserving landscape and scenic beauty in the National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.

South Downs Local Plan

In respect to the SDLP, the most relevant policies to consider in the assessment of this matter are as follows:

SD4 Landscape Character

SD5 Design

SD8 Dark Night Skies

SD31 Extensions to Existing Dwellings and Provision of Annexes and Outbuildings.

Policies CFW8 Dark Night Skies and HD7 Design of Development of the adopted Findon Neighbourhood Development Plan 2016 (amended March 2020),

(The full text of these policies are attached at Annex 4 of this Notice).

For the reasons set out above the Authority consider it expedient to issue this Enforcement Notice.

5. WHAT YOU ARE REQUIRED TO DO

1. Remove the light lantern situated on the top of the rear extension of Honeysuckle Cottage.

2. Remove the resultant building waste from site.

6. TIME FOR COMPLIANCE

1. 6 (six) months from this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 4 October 2021 unless an appeal is made against it beforehand.

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

The SDNPA 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.

Date: 20 August 2021

Signed:



