

CITY AND COUNTY OF SWANSEA

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: THE COUNCIL OF THE CITY AND COUNTY OF SWANSEA ("the 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 Town and Country Planning Act 1990 (as amended), 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.

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

1 Silver Close, West Cross, Swansea, SA3 6PQ shown edged in red on the enclosed plan ("the Land").

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

Without the required planning permission, operational development in the form of the erection of a front boundary wall/fence of 2m in height at its highest point marked black on the enclosed plan.

4 **REASONS FOR ISSUING THIS NOTICE**

1. It appears to the Council that the breach of planning control referred to in section 3 above has occurred within the last 4 years.
2. The wall/fence is considered to be out of keeping with the character and appearance of existing boundary treatments on Silver Close by virtue of its siting, height and design. It is therefore considered to be detrimental to the streetscene and as a result contrary to policies EV1 and HC7 of the Unitary Development Plan and the Supplementary Planning Guidance document 'A Design Guide for Householder Development'.
3. Appeal reference APP/B6855/A/14/2226950 in relation to the refusal of retrospective planning application reference 2014/0507 was dismissed in relation to the front boundary wall/fence by reason of its inappropriate siting, height and scale.

5 WHAT YOU ARE REQUIRED TO DO

- I. Either (a) Reduce the height of the wall/fence so that the resulting structure falls within the tolerances of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as amended for Wales; or (b) Demolish the wall/fence.
- II. Remove from the Land all building materials and/or rubble arising from compliance with (i) above.

6 TIME FOR COMPLIANCE

The period for compliance with the above steps set out in section 5 is:

2 months from the date on which this Notice takes effect.

7 WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 16th June 2015 unless an appeal is made against it beforehand.

Date **Tuesday 19th May 2015** Signed



*Designation : Head of Legal & Democratic
Services
(The Council's authorised officer)*

Address to which all communication should be sent:

PHIL HOLMES
HEAD OF ECONOMIC REGENERATION & PLANNING
CIVIC CENTRE, OYSTERMOUTH ROAD, SWANSEA, SA1 3SN

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice, but any appeal must be received, or posted in time to be received, by The Planning Inspectorate – Wales at Crown Buildings, Cathays Park, Cardiff, CF10 3NQ before 16th June 2015.

WHAT HAPPENS IF YOU DO NOT APPEAL

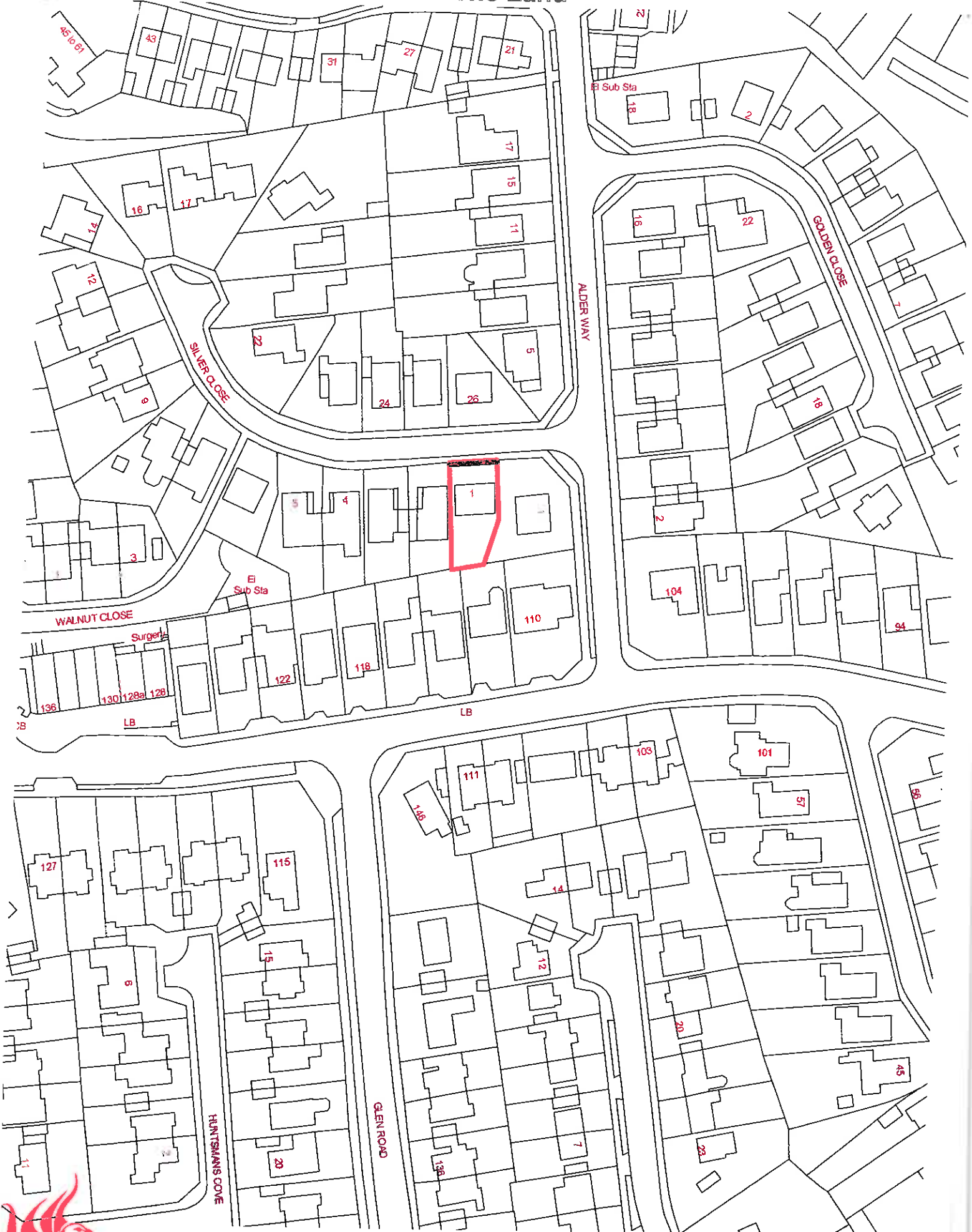
If you do not appeal against this Enforcement Notice, it will take effect on 16th June 2015 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in section 6 of the notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council, the cost of which shall be recovered from you.

PERSONS TO WHOM THIS ENFORCEMENT NOTICE HAS BEEN SERVED

In accordance with section 172(2) of the Town and Country Planning Act 1990 (as amended), this Enforcement Notice has been served on:

1. Mr K Ishmail
1 Silver Close
West Cross
Swansea
SA3 5PQ

The Land



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Scale 1:1250

Phil Holmes
Head of Economic Regeneration
and Planning

