

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 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 this 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 the property known as Byways, Lunnon, Gower, Swansea
(Shown edged red on the attached plan)

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

The unauthorised erection of a building

(for the avoidance of doubt, the building to which this notice refers is located in the area marked 'X')

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 unauthorised development is contrary to Policy EV1 of the City and County of Swansea Unitary Development Plan 2008 by virtue of it failing to be appropriate to its local context in terms of scale, layout and form.

The unauthorised development is contrary to Policy EV1 of the City and County of Swansea Unitary Development Plan 2008 by virtue of it having a detrimental impact on the local amenity in terms of visual impact.

The unauthorised development is contrary to Policy EV2 of the City and County of Swansea Unitary Development Plan 2008 by virtue of it being in a location which has a significant adverse impact upon on the landscape resulting in a loss of visual amenity.

The unauthorised development is contrary to Policy EV2 of the City and County of Swansea Unitary Development Plan 2008 by virtue of it failing to integrate into the landscape.

The unauthorised development is contrary to Policy EV21 of the City and County of Swansea Unitary Development Plan 2008 by virtue of it failing to;

- be beneficial for the rural economy or rural employment, or
- meet the overriding social or economic needs of the local community, or
- be an appropriate development associated with farm diversification, sustainable tourism and recreation, or nature conservation and does not adversely affect the viability of an established farm unit, or
- essential for communications, telecommunications, other forms of utility provision, minerals or renewable energy generation.

The unauthorised development fails to conserve or enhance the open countryside, in this instance the Gower AONB, and is therefore contrary to Policy EV22 of the City and County of Swansea Unitary Development Plan 2008.

The unauthorised development has a materially adverse effect on the natural beauty of the Gower Area of Outstanding Beauty and is therefore contrary to Policy EV26 of the City and County of Swansea Unitary Development Plan 2008

5 WHAT YOU ARE REQUIRED TO DO

- a) Demolish the unauthorised building inclusive of any foundations or footings
- b) Remove from the land all material resulting from the demolition of the unauthorised building

6 TIME FOR COMPLIANCE

Three months from the date the notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 7th October 2010 unless an appeal is made against it beforehand.

Dated **7th September 2010**

Signed


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

Address to which all communication should be sent:

Mr Phil Holmes
Head of Economic Regeneration and Planning
Civic Centre
Oystermouth Road
Swansea
SA1 3SN

ANNEX

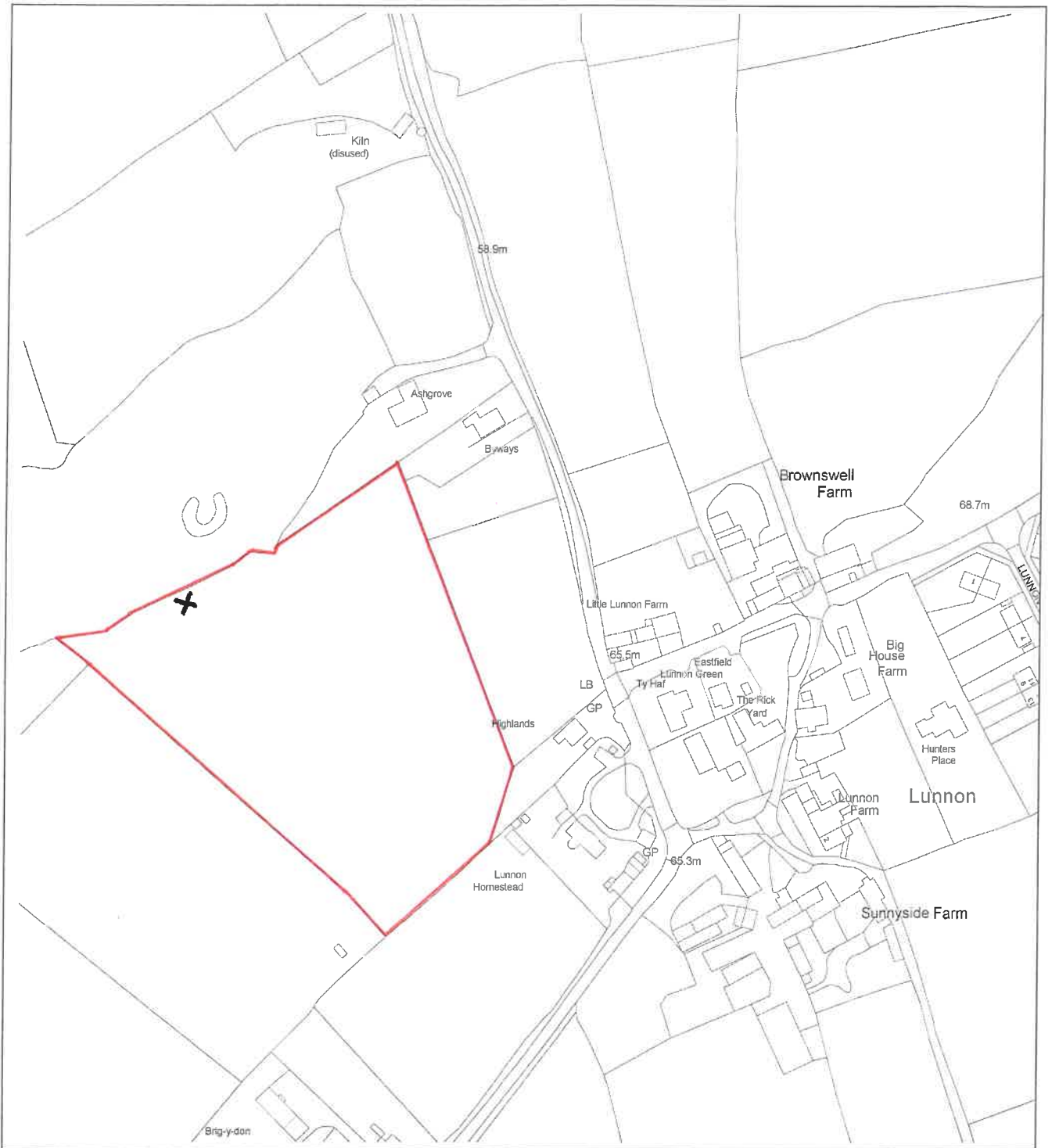
YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be **received**, or posted in time to be received, by the Planning Inspectorate appointed by the National Assembly for Wales **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights.

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 of the notice 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.

Land to the rear of Byways, Lunnon



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