

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 at 98 Lon Brynawel, Llansamlet, Swansea , shown edged red on the attached plan.

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

Without planning permission, the erection of an outbuilding

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 development by virtue of its scale and siting has resulted in a reduction in the level of private amenity space serving the dwelling to the detriment of the residential amenities of the occupiers of the property. As such the proposal is contrary to Policies EV1 and HC7 of the adopted City and County of Swansea Unitary Development Plan 2008 and the guidance contained in Supplementary Planning Guidance document ‘A Design Guide for Householder Developer’ 2008.

5 WHAT YOU ARE REQUIRED TO DO

Demolish the outbuilding and remove all resulting materials from the site

6 TIME FOR COMPLIANCE

3 months from the date this notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 25th September 2010 unless an appeal is made against it beforehand.

Date **25th August 2010**

Signed



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

Address to which all communication should be sent:

*Phil Holmes,
Head of Economic Regeneration and Planning
City & County of Swansea
Civic Centre, Oystermouth Road,
Swansea.
SA1 3SN*

ANNEX

YOUR RIGHT OF APPEAL

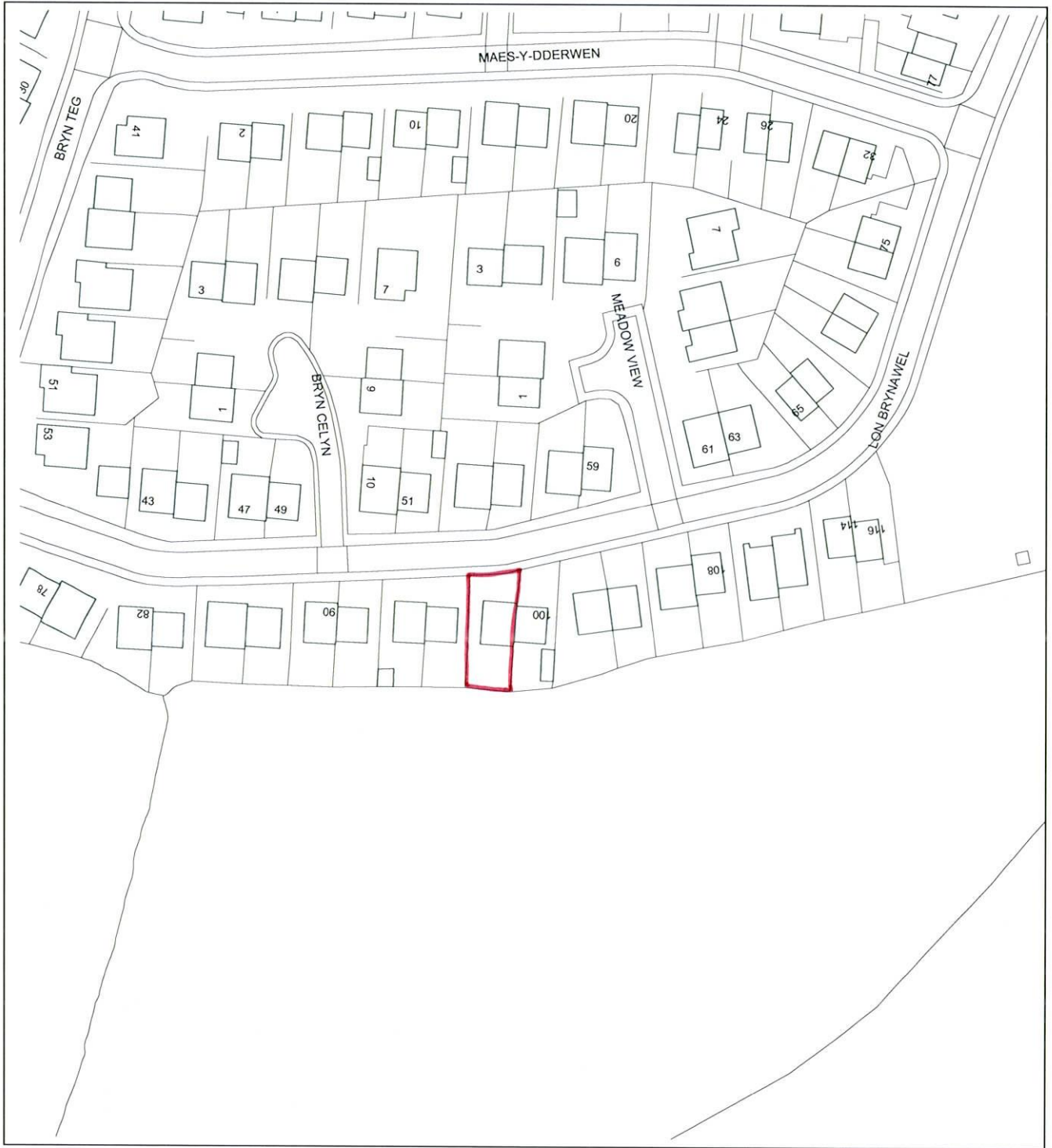
You can appeal against this notice, but any appeal must be **received**, or posted in time to be received, by the Planning Inspectorate appointed by the National Assembly for Wales **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Appeals - A Guide to Procedure"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

- [a] One is for you to send to the Planning Inspectorate if you decide to appeal together with a copy of this notice;
- [b] The second copy of the appeal form and the notice should be sent to the Council; and
- [c] The third copy is for your own records.

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.

98 Lon Brynawel, Llansamlet



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