

THE CITY AND COUNTY OF SWANSEA

ENFORCEMENT NOTICE - MATERIAL CHANGE OF USE

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 the notice and the enclosures to which it refers contain important additional information.

2 THE LAND TO WHICH THE NOTICE RELATES

Land at rear of **1186 Neath Road, Plasmarl, Swansea SA6 8JT** shown edged red on the attached plan.

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

Without planning permission, the change of use of land to residential

4 REASONS FOR ISSUING THIS NOTICE

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

No planning application has been received for the change of use of the land to residential curtilage. In the absence of such an application, the Local Planning Authority is unable to grant planning permission subject to conditions and as a result, if no enforcement action is taken, the use of the land would in time become lawful and benefit from Permitted Development Rights. This would allow buildings to be erected on the land which in view of the location of the land could have a detrimental effect on the visual amenities of the area, contrary to the provisions of Policy EV1 of the Swansea Unitary Development Plan 2008.

5 WHAT YOU ARE REQUIRED TO DO

Cease using the area of land hatched in green on attached plan as part of the residential curtilage

6 TIME FOR COMPLIANCE

Within two months from the date this notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 23rd April 2011 unless an appeal is made against it beforehand.

Dated **23rd March 2011** Signed



*Designation : Acting Head of Legal & Democratic Services and Procurement
(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 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 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 rear of 1186 Neath Road

Scale 1:500



