

**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 27 Hendrefoilan Drive, Sketty, 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 domestic extension

**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 extension is considered contrary to planning policy EV1 of the City and County of Swansea Unitary Development Plan 2008 by virtue of the fact that it is not appropriate with regard to its scale, height and massing.

The unauthorised extension is considered contrary to planning policy EV1 of the City and County of Swansea Unitary Development Plan 2008 by virtue of the fact that it

fails to effectively integrate with the adjacent residential properties and the wider public realm, to create a good quality townscape.

The unauthorised extension is considered contrary to planning policy EV1 of the City and County of Swansea Unitary Development Plan 2008 by virtue of the fact that it results in a significant detrimental impact on the local amenity in terms of visual impact.

The unauthorised extension is considered contrary to planning policy EV1 of the City and County of Swansea Unitary Development Plan 2008 by virtue of the fact that it has a detrimental impact on the general amenity and the street scene.

The unauthorised extension is considered contrary to planning policy HC7 of the City and County of Swansea Unitary Development Plan 2008 by virtue of the fact that it is deemed to have a detrimental impact on the street scene.

The unauthorised extension is considered contrary to planning policy HC7 of the City and County of Swansea Unitary Development Plan 2008 due to it having an over bearing impact on the occupiers of neighbouring properties.

**5 WHAT YOU ARE REQUIRED TO DO**

- (i) Demolish the unauthorised extension
- (ii) Remove all material, resulting from the demolition of the extension, from the land.

**6 TIME FOR COMPLIANCE**

3 Months from the date the notice takes effect

**7 WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 15 July 2013 unless an appeal is made against it beforehand.

Date **13 June 2013**

Signed



**Designation : Head of Legal, Democratic  
Services and Procurement**  
*(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.

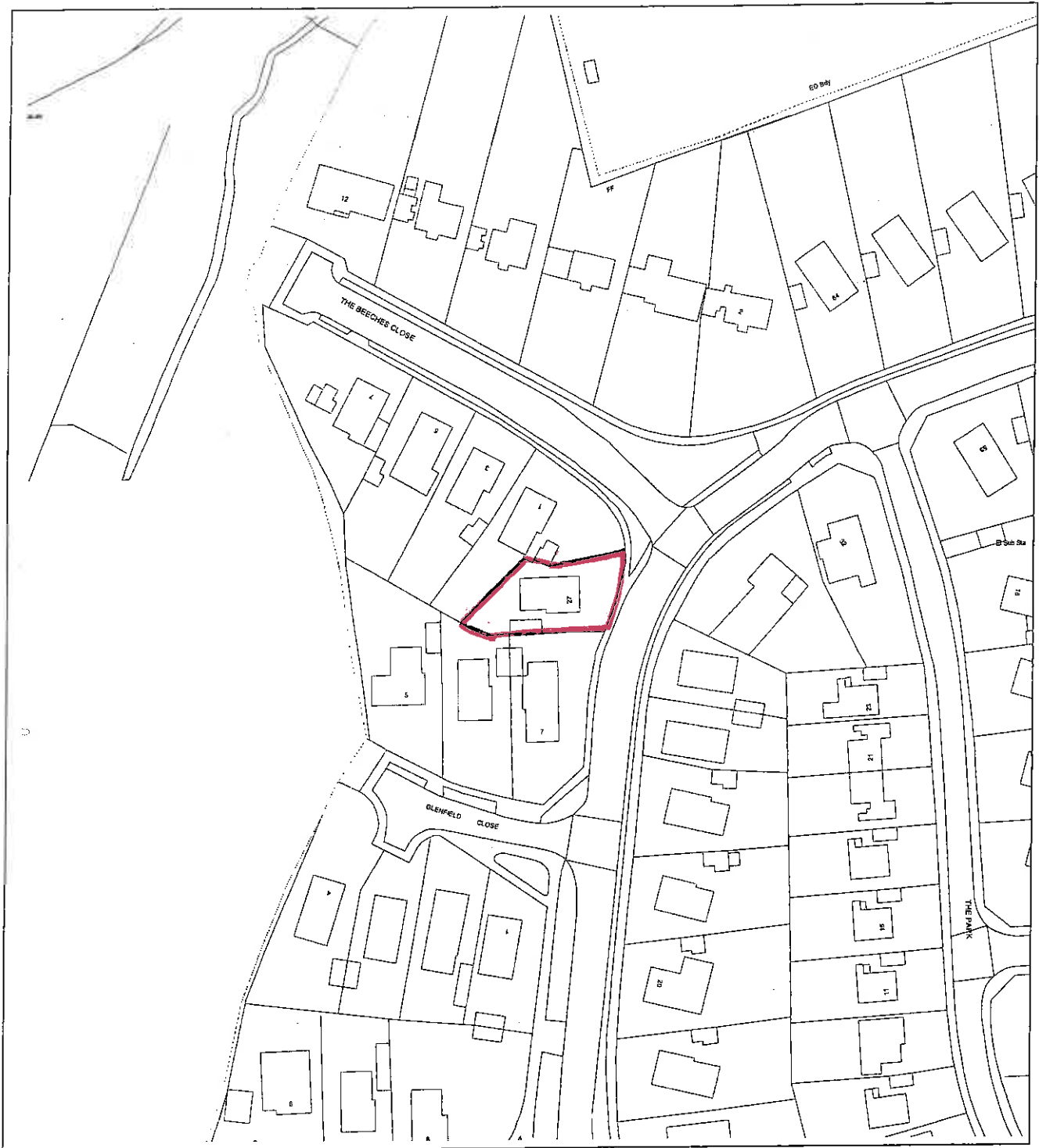
- [a] One is for you to send to the Planning Inspectorate if you decide to appeal together with a copy of this notice;
- [b] The second copy of the appeal form and the notice should be sent to the Council; and
- [c] The third copy is for your own records.

### **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.

---

# 27 Hendrefoilan Drive, Sketty



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.