

**IMPORTANT - THIS COMMUNICATION  
AFFECTS YOUR PROPERTY**



## **BREACH OF CONDITION NOTICE**

**The Town and Country Planning Act 1990  
(As amended by the Planning and Compensation Act 1991)**

**ISSUED BY THE CITY AND COUNTY OF SWANSEA ("The Council")  
COUNCIL REFERENCE ENF2022/0154**

**To: Nicholas Anthony Duenas**

**Address: 4 Meadow Rise, Cockett, Swansea, SA1 6RG**

**1. THIS NOTICE** is served by the Council, under section 187A of the above Act, because they consider that a condition imposed on a grant of planning permission, relating to the land described in paragraph 2 below, has not been complied with. The Council consider that you should be required to secure compliance with the condition specified in this notice. The **Annex** at the end of this notice contains important additional information.

### **2. THE LAND TO WHICH THIS NOTICE RELATES**

Land at 4 Meadow Rise Townhill Swansea SA1 6RG in the City and County of Swansea ("the Land"), shown edged red on the plan appended hereto ("the Plan").

### **3. THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates is the permission granted by the Council on 5<sup>th</sup> October 1999 for the erection of 276 dwellings (details of siting, design, external appearance, means of access, means of enclosure pursuant to outline planning permission 94/1412 AND 96/0213), under reference 99/0468.

### **4. THE BREACH OF CONDITION**

The following condition has not been complied with:

02: Notwithstanding the provisions of the Town and Country Planning General Permitted Development) Order 1995 (or any order revoking and re- enacting that Order with or without modification) no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

### **5. WHAT YOU ARE REQUIRED TO DO**

As the person responsible for the breach of the condition specified in paragraph 4 of this Notice you are required to secure compliance with the stated condition by taking the following steps:

- (i) Remove the close boarded timber fence located to the front of the property.

- (ii) Remove all waste materials arising from the above operations from the land.

## 6. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that a breach of the above mentioned condition has occurred within the last ten years.

The impact of the development undertaken in respect of its visual impact on the character and appearance of the street scene and wider area, having regard to Policy PS2 of the City and County of Swansea Local Development Plan (2019) and the guidance contained within the Supplementary Planning Guidance 'Planning: A Guide for Householders' Version 3 (May 2020).

## 7. TIME FOR COMPLIANCE

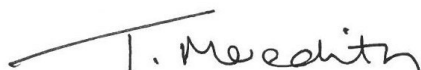
2 months beginning with the day on which this Notice takes effect.

## 8. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect immediately it is served on you or you receive it by postal delivery.

Dated: 7<sup>th</sup> December 2022

Signed:



Designation: **Chief Legal Officer**  
**The Council's Authorised Officer**

Address to which all communication should be sent:

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

---

# **ANNEX**

## **WARNING**

**THIS NOTICE TAKES EFFECT IMMEDIATELY IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST**

**THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE**

It is an offence to contravene the requirements stated in paragraph 5 of this Notice after the end of the compliance period. You will be at risk of **IMMEDIATE PROSECUTION** in the Magistrates' Court, for which the maximum penalty is a fine amounting to £1,000 for a first offence and for any subsequent offence. If you are in any doubt as to what this Notice requires you to do you should immediately contact

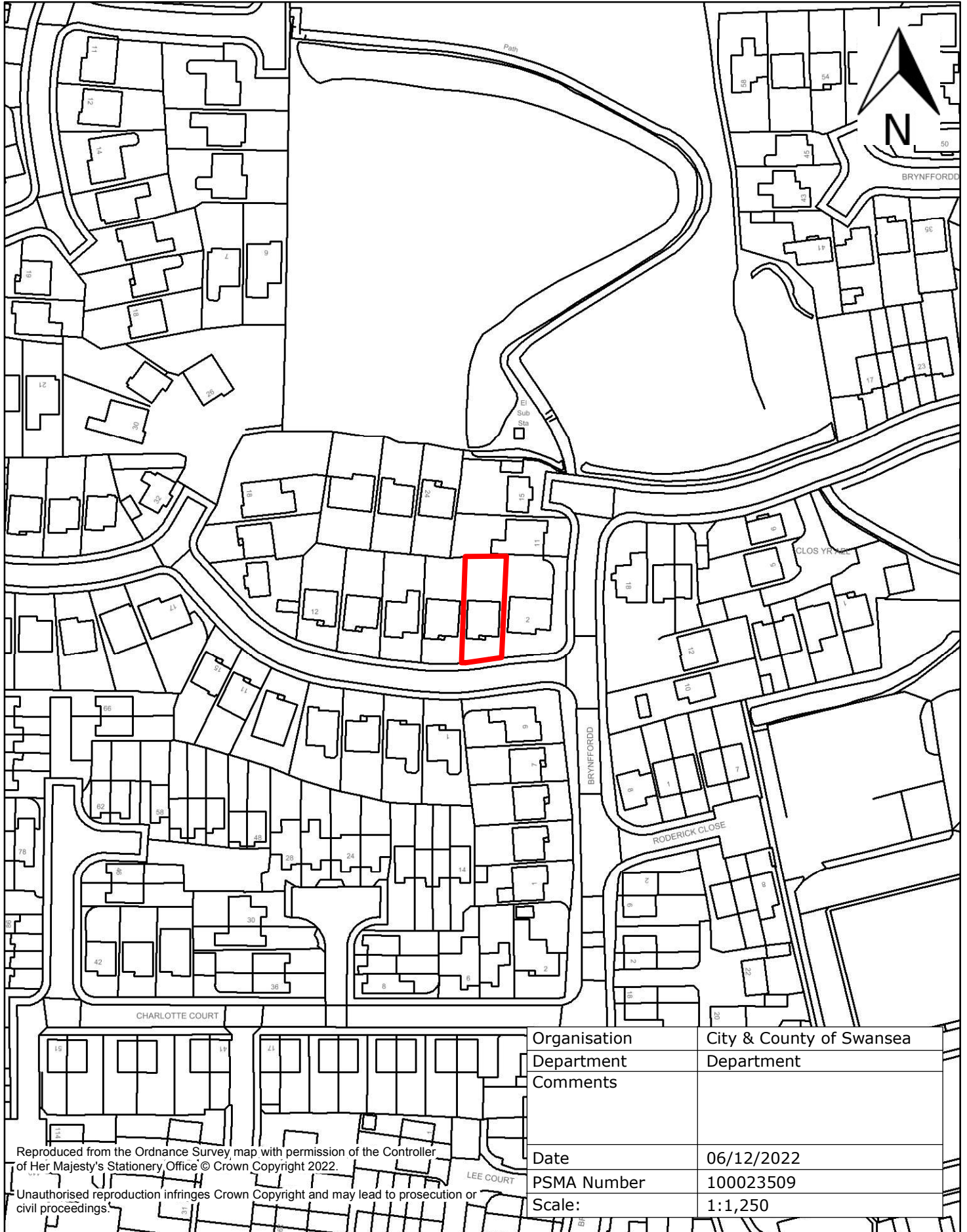
The Planning Control Section of the City and County of Swansea at the Civic Centre, Oystermouth Road, Swansea, SA1 3SN. Telephone – 01792 635692

If you need any independent advice about this Notice you are advised to contact a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of this Notice you may only do so by an application to the High Court for Judicial Review. A lawyer will advise you what this procedure involves.

---

# The Plan

The Land



Organisation	City & County of Swansea
Department	Department
Comments	
Date	06/12/2022
PSMA Number	100023509
Scale:	1:1,250

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2022.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.