

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 Town and Country Planning Act 1990 (as amended), 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**

The land known as **22 Glanmor Crescent, Uplands, Swansea, SA2 0PJ**, shown edged red on the attached plan ("the Land").

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

Without planning permission, the erection of raised and stepped front patio areas and timber balustrades.

- 4 **REASONS FOR ISSUING THIS NOTICE**
 - (i) It appears to the Council that the above breach of planning control has occurred within the last four years.
 - (ii) The unauthorised development is considered to be contrary to policy EV1 of the City and County of Swansea Unitary Development Plan 2008 by introducing a development which is at odds with the character of the street scene and has a significant adverse impact upon the local amenity of the area.

- (iii) The unauthorised development is considered contrary to policy EV9 of the City and County of Swansea Unitary Development Plan 2008 by virtue of it neither preserving nor enhancing the character and appearance of the Ffynone & Uplands Conservation Area or its setting of which it forms part of.

5 WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised raised and stepped patio areas including timber balustrades from the land.
- (ii) Restore the land to its former condition prior to the development taking place.
- (iii) Remove the material resulting from the requirements of 5(i) and 5(ii) from the land.

6 TIME FOR COMPLIANCE

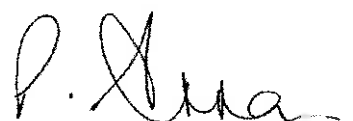
Three months from the date on which this notice takes effect.

7 WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **3rd May 2016** unless an appeal is made against it beforehand.

Date **5th April 2016**

Signed



*Designation : 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

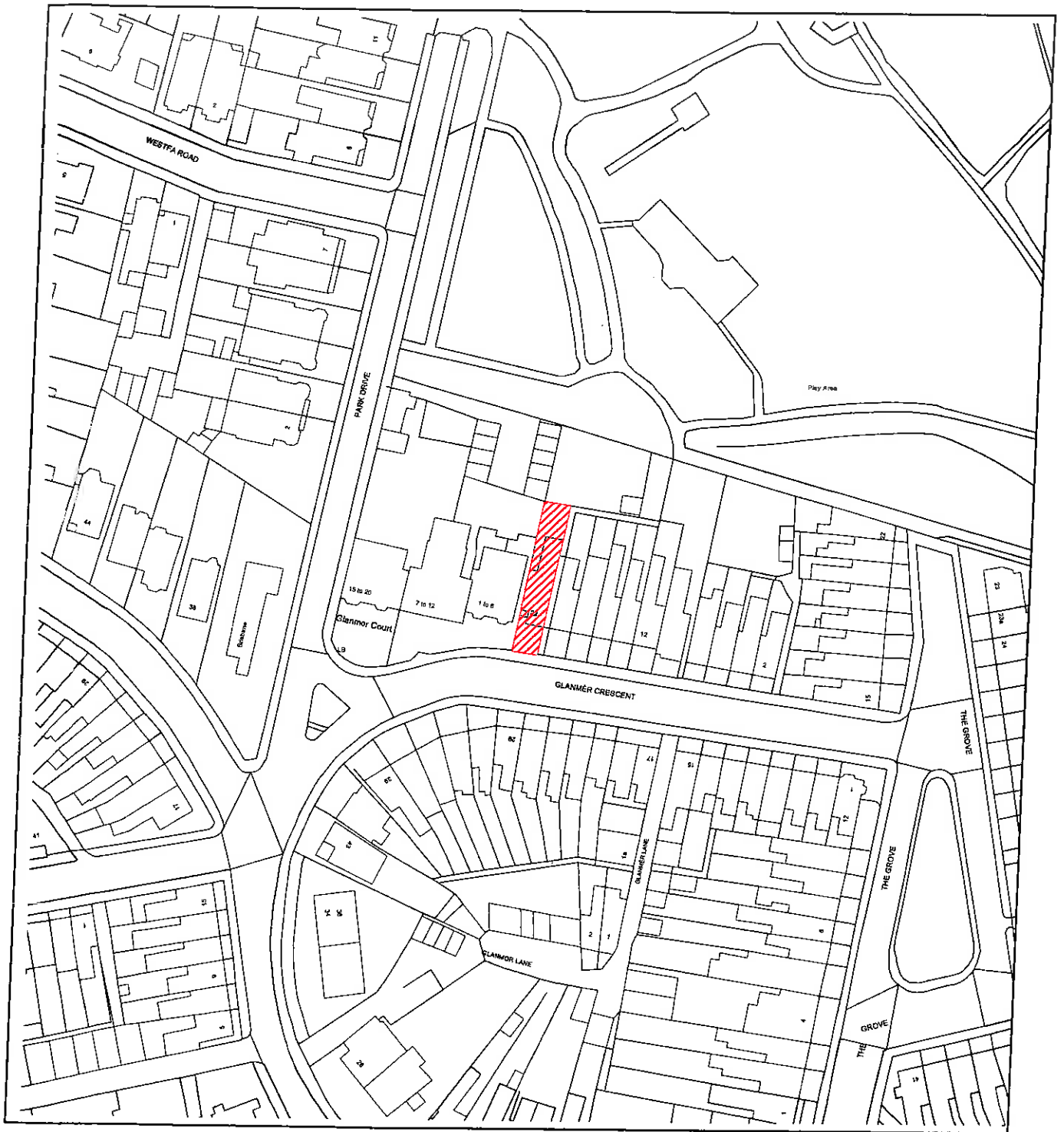
YOUR RIGHT OF APPEAL

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 explanatory note provides advice on how to appeal.

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.

'The Land' – 22 Glanmor Crescent



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