

**IMPORTANT - THIS COMMUNICATION
AFFECTS YOUR PROPERTY**

ENFORCEMENT NOTICE

MATERIAL CHANGE OF USE



The Town and Country Planning Act 1990 (as amended)

**ISSUED BY THE CITY AND COUNTY OF SWANSEA (“The Council”)
COUNCIL REFERENCE ENF2020/0308**

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control under Section 171A(1)(a) of the Town and Country Planning Act 1990 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 all other material planning considerations. The **annex** at the end of the notice contains important additional information.

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

Land at Garage to the rear of 1 John Street Mumbles Swansea SA3 4LH in the City and County of Swansea (“the Land”), shown edged red on the plan appended hereto (“the Plan”).

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

Without planning permission, a material change of use of an outbuilding to provide an independent unit of residential accommodation.

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.

A new residential dwelling has been established and it is considered the subdivision of the land serving to sever the outbuilding from the plot associated with No.1 John Street has a deleterious impact upon the residential amenity associated with that dwelling and also gives rise to a new unit of accommodation with an unsatisfactory level of amenity space for future occupiers. In addition to impacts upon residential amenity insufficient parking provision is provided to serve the new dwelling and the dwelling removes the space attributed to No. 1 John Street for potential parking purposes to the detriment of highway safety. The development as implemented is considered to be contrary to the provisions of Policy PS2 of the Swansea Local Development Plan (2010-2025) as well as advice contained in the Placemaking Guidance for Infill and Backland Development Supplementary Planning Guidance – Adopted October 2021.

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

- (i) Cease the use of the building identified as Ty Glas 16 William Street to the rear of No.1 John Street as an independent unit of residential accommodation.
- (ii) Remove the fence subdividing the plot forming the rear garden and the plot on which the garage is located (see Appendix A).

6. **TIME FOR COMPLIANCE**

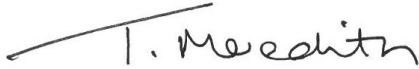
Four months beginning with the day on which this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the 21st March 2022, unless an appeal is made against it before that date.

Dated: 17th February 2022

Signed:

A handwritten signature in black ink, appearing to read 'T. Meredith', written over a horizontal line.

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

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 and Environment Decisions Wales appointed by the Welsh Government before the date specified in paragraph 7 of the Notice. The below information provides advice on how to appeal. Please read the information carefully along with the relevant appeal form.

HOW TO APPEAL

The Planning and Environment Decisions Wales has produced a booklet on "Making your Enforcement Appeal". You can access a PDF version of the booklet from the Planning and Environment Decisions Wales website to print

<http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/enforcement-appeals/?lang=en>.

Appeal forms can be obtained from the Planning and Environment Decisions Wales.

Address : Planning and Environment Decisions Wales
2nd Floor West
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Telephone : Telephone: 0300 060 4400

E-mail : PEDW.Casework@gov.wales

If you decide to appeal you should send a copy of the appeal form together with a copy of the Enforcement Notice to both the Planning and Environment Decisions Wales and the Council.

ENFORCEMENT NOTICE APPEAL FEES

Should you choose to appeal this Notice on the grounds that planning permission should be granted for what is alleged in the Notice (Ground a) you are required to pay a fee to the Local Planning Authority. The fee payable in this instance is **£920**. Payments can be made to the City & County of Swansea Council, Planning Control, Civic Centre, Oystermouth Road, Swansea SA1 3SN quoting the reference number as specified on the Enforcement Notice.

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 the Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

PLEASE NOTE

If you need any independent advice about this Notice you are advised to contact a lawyer, planning consultant or other professional advisor specialising in planning matters.

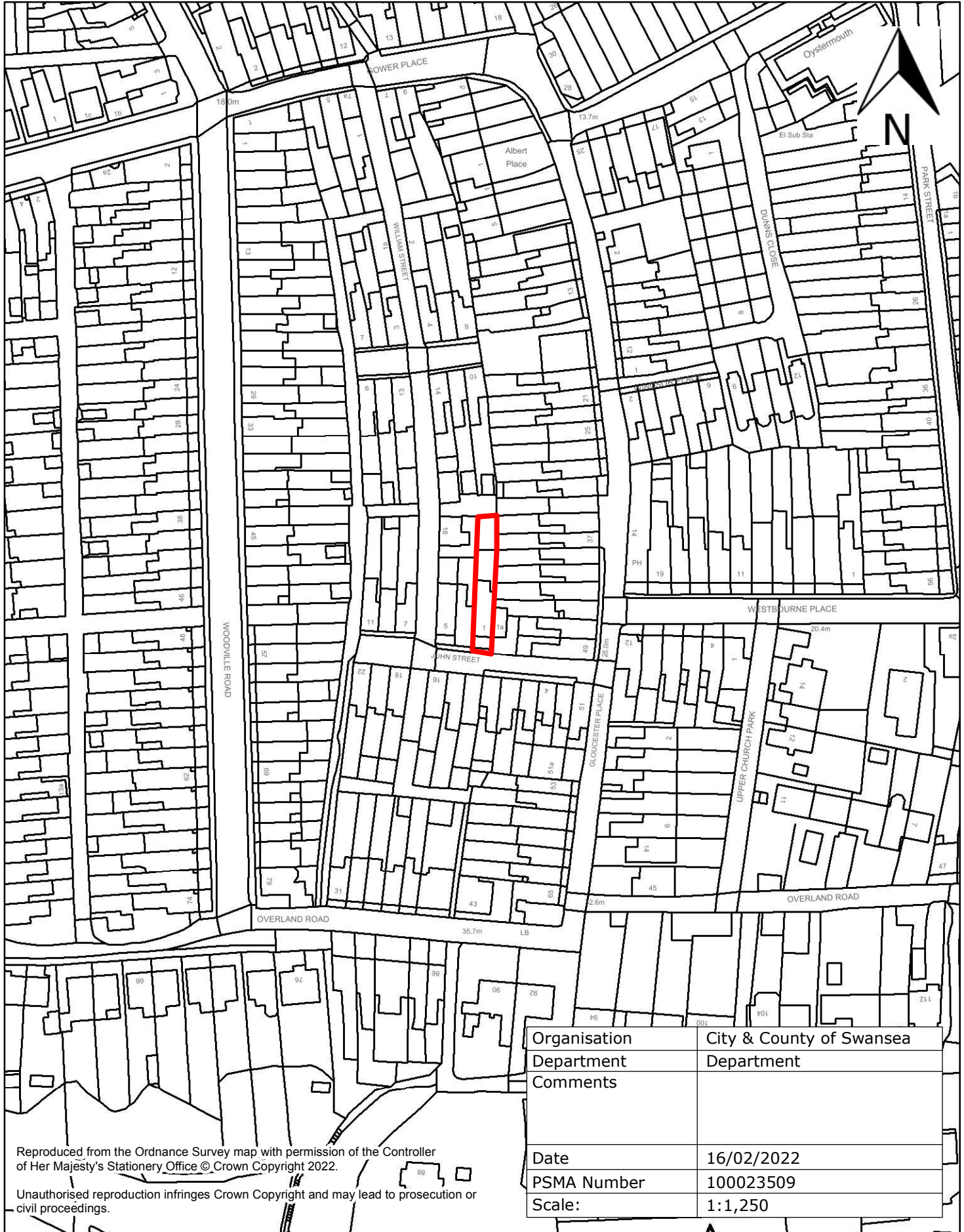
PERSONS TO WHOM THIS ENFORCEMENT NOTICE HAS BEEN SERVED

In accordance with Section 172(2) of the Town and Country Planning Act 1990 (as amended) this Notice has been served on:

- 1. Mr Anthony Michael Morris, No.1 John Street, Mumbles, SA3 4LH**
 - 2. Mr Y Morris, No.1 John Street, Mumbles, SA3 4LH**
 - 3. Land identified as Ty Glas 16 William Street, Mumbles SA3 4LJ**
 - 4. Owner/Occupier No1 John Street, Mumbles.**
-

"The Plan"

"The Land"



Organisation	City & County of Swansea
Department	Department
Comments	
Date	16/02/2022
PSMA Number	100023509
Scale:	1:1,250

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ENF2020/0308

Appendix A

Fence Line between Point A & B

William St

Legend

 Fence Line

