

IMPORTANT - THIS COMMUNICATION
AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE

OPERATIONAL DEVELOPMENT



The Town and Country Planning Act 1990 (as amended)

ISSUED BY THE CITY AND COUNTY OF SWANSEA ("The Council")

COUNCIL REFERENCE ENF2019/0304

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 27 Glanmor Road Uplands Swansea SA2 0PX in the City and County of Swansea ("the Land"), shown edged red on the plan appended hereto ("Plan 1").

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

Without planning permission, the unauthorised erection of a two-storey rear extension, in the approximate position marked with a red crosshatch on the attached plan ("Plan 2").

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 two storey rear extension, by virtue of its excessive rearward projection and use of PVC cladding materials, represents an incongruous and disproportionate form of development which fails to respect the character and appearance of the host dwelling contrary to Policy PS2 of Swansea Local Development Plan (2010- 2025) and the Supplementary Planning Guidance Document entitled 'A Design Guide for Householder Development' (Adopted 2008).

The extension by virtue of its scale, massing and close proximity to the adjacent property would result in an unacceptable overshadowing and overbearing impact upon 29 Glanmor Road, to the detriment of the amenities currently enjoyed by the occupiers of those properties. The extension is therefore considered to be contrary to Policy PS2 of Swansea's Local Development Plan (2010 - 2025) and the design principles contained in the Supplementary Planning Guidance Document entitled 'A Design Guide for Householder Development' (Adopted 2008).

5. WHAT YOU ARE REQUIRED TO DO

- (i) To demolish the unauthorised two storey rear extension and reinstatement of the dwelling to the dimensions that existed prior to the unauthorised development being undertaken as is illustrated in Appendix A.
- (ii) Remove all waste and material arising from step (i) from the land.

6. TIME FOR COMPLIANCE

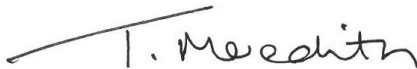
Twelve months beginning with the day on which this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the **22nd September 2022**, unless an appeal is made against it before that date.

Dated: 23rd August 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

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 **£460**. 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.

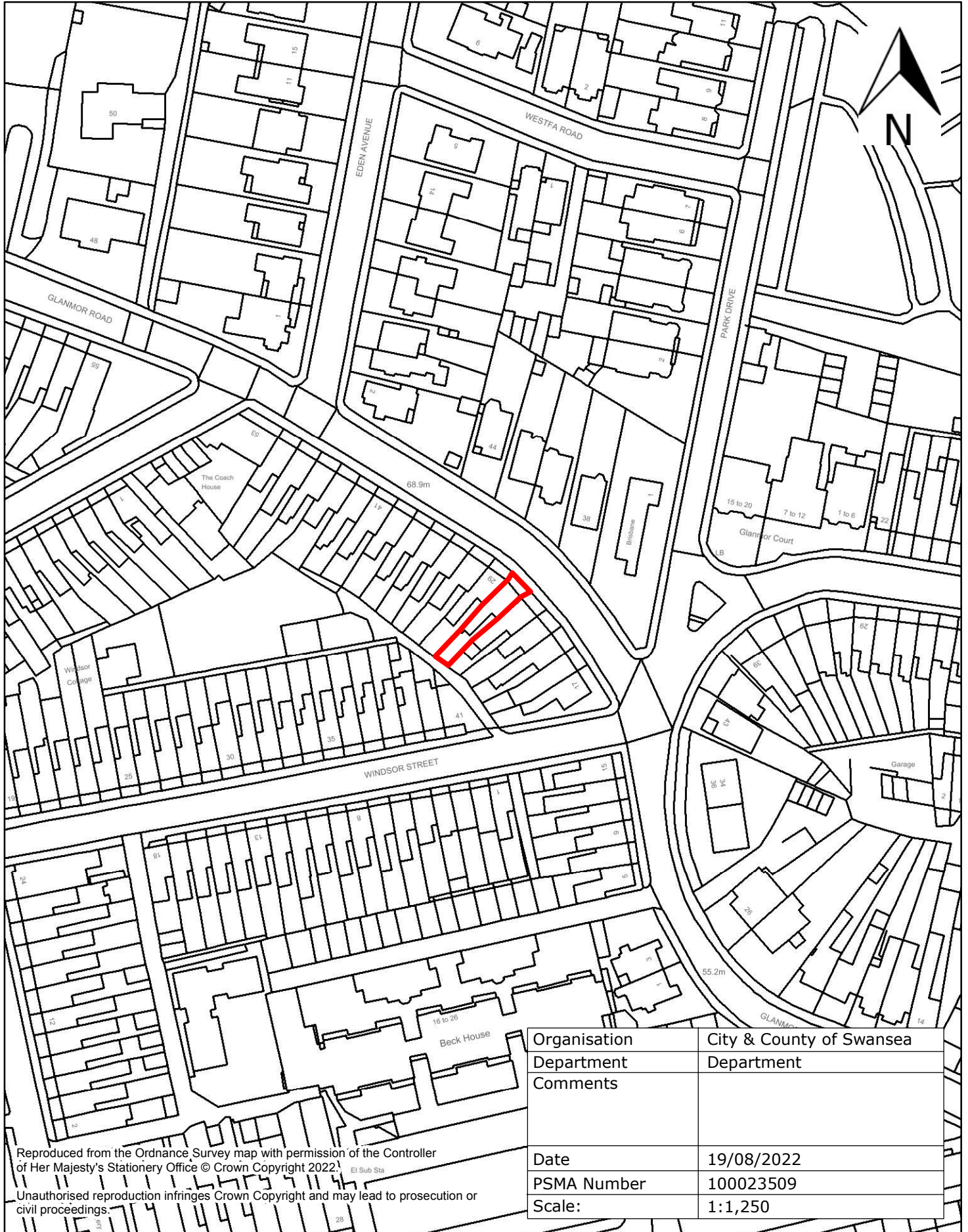
PERSONS TO WHOM THIS ENFORCEMENT NOTICE HAS BEEN SERVED

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

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1. Mr D Atkins, 28 Corner Meadow, Rhos, Pontardawe, SA8 3DR
 2. Ms S Atkins, 28 Corner Meadow, Rhos, Pontardawe, SA8 3DR
 3. Nat West Bank Plc. Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

Plan 1

The Land



Organisation	City & County of Swansea
Department	Department
Comments	
Date	19/08/2022
PSMA Number	100023509
Scale:	1:1,250



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Plan 2

ENF2019/0304

Legend

-  27 Glanmor Rd
-  Approximate area of unauthorised development to be removed.

 27 Glanmor Rd

