

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**

1 Richmond Road, Uplands, Swansea, SA2 0RB shown filled in red on the enclosed plan entitled 'The Land'.
- 3 THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without the required planning permission, operational development in the form of the erection of a wooden structure in the approximate position marked with a cross on the enclosed plan.
- 4 REASONS FOR ISSUING THIS NOTICE**

 1. It appears to the Council that the breach of planning control referred to in section 3 above has occurred within the last 4 years.
 2. The retention of the shed by virtue of its scale, design and prominent siting to the rear of the property would have an unacceptable visual impact on the character and appearance of the surrounding area which includes the Ffynone Conservation Area, contrary to policies EV1, EV9 and HC7 of the City and County of Swansea Unitary Development Plan, the Supplementary Planning Guidance document entitled A Design Guide for Householder Development and the Supplementary Planning Guidance entitled the Ffynone Conservation Area Character Appraisal and Management Plan.

5 WHAT YOU ARE REQUIRED TO DO

- I. Dismantle the wooden structure
- II. Remove from the land all building materials and/or rubble arising from compliance with (i) above.

6 TIME FOR COMPLIANCE

The period for compliance with the above step set out in section 5 is:
28 days from the date in which the Enforcement Notice takes effect.

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 28th October 2014 unless an appeal is made against it beforehand.

Date **29th September 2014**

Signed



Designation : Head of Legal & Democratic Services
(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 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.

If ground of appeal (a) is pleaded on appeal against this Enforcement Notice a fee is payable to both the Council and to The Planning Inspectorate - Wales.

The fee which is payable in this case is:

£ 166 Planning Inspectorate fee
£ 166 Local Authority fee.

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.

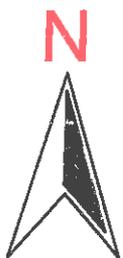
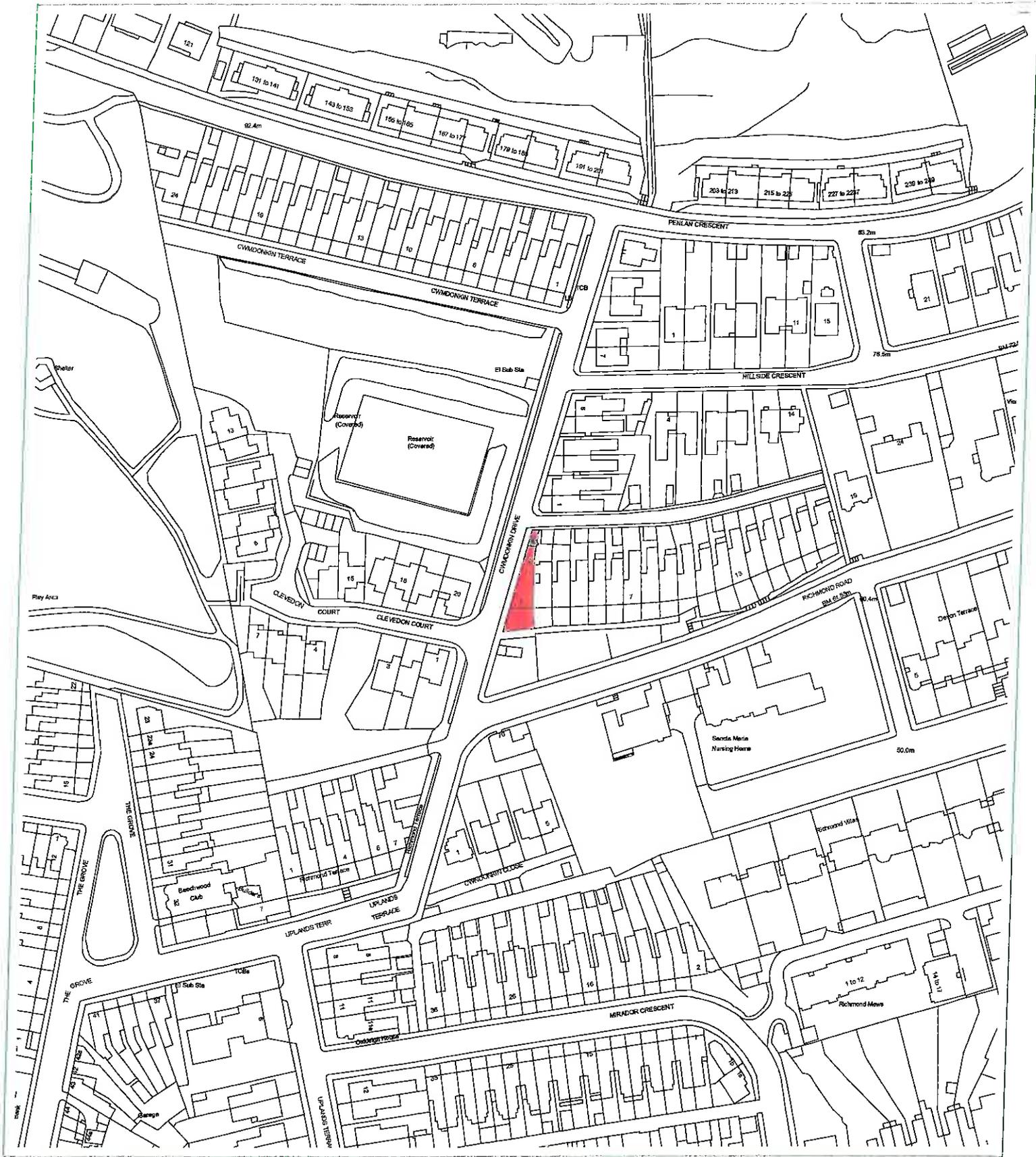
PERSONS TO WHOM THIS ENFORCEMENT NOTICE HAS BEEN SERVED

In accordance with section 172(2) of the Town and Country Planning Act 1990 (as amended), this enforcement notice has been served on:

Mrs S M Holt
1 Richmond Road
Uplands
Swansea
SA2 0RB

Mr G Rees
1 Richmond Road
Uplands
Swansea
SA2 0RB

The Land



Scale 1:1250

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Philip Holmes
Head of Economic Regeneration
& Planning

1 Richmond Road
Uplands
Swansea.

