

**IMPORTANT - THIS COMMUNICATION
AFFECTS YOUR PROPERTY**

BREACH OF CONDITION NOTICE

**The Town and Country Planning Act 1990 (as amended) –
Section 187a**



**ISSUED BY THE CITY AND COUNTY OF SWANSEA ("The Council")
COUNCIL REFERENCE ENF2017/0022**

To: Brian William John Ross

Address: 52a Loughor Road Gorseinon Swansea SA4 6AZ

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 52A Loughor Road Gorseinon Swansea SA4 6AZ 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 2003/0839 to which this notice relates is the permission granted by the Council on 7th October, 2003 for a detached dwelling and garage.

4. THE BREACH OF CONDITION

It appears to the Council that the following condition 6 of the relevant planning permission has not been complied with:

(i) The first floor window in the western (rear) elevation, as indicated on the submitted plan dated 15th September, 2003, shall be obscure glazed and unopenable and retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

In that: The first floor window in the western (rear) elevation is not obscured glazed and unopenable.

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 step:

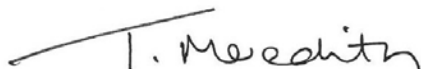
Replace the existing window in the western (rear) elevation of the first floor with a window that is obscure glazed and unopenable except for a fan light.

6. TIME FOR COMPLIANCE

30 days, beginning with the day on which this notice is served on you or you receive it postal delivery.

Dated: **20th February 2017**

Signed:



Designation: **Deputy Head of Legal and Democratic Services
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.
