

**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**

Field adjacent to the property known as Byways, Lunnon, Gower, Swansea  
(Shown edged red on the attached plan)
- 3**     **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

The unauthorised erection of a building

(For the avoidance of doubt, the building to which this notice refers is located in the area marked 'X')
- 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 unauthorised building represents inappropriate development in the open countryside due to its design, materials and form and is therefore contrary to policy EV1 of the City and County of Swansea Unitary Development Plan 2008.

The unauthorised building represents inappropriate development in the open country side as it fails to effectively integrate with adjacent spaces and has a detrimental impact upon the amenity of the area, the general locality and the wider landscape of the Gower AONB and is therefore contrary to policies EV1, EV2, EV22 and EV26.

The unauthorised building represents unsympathetic development in the open countryside and the Gower AONB and is contrary to policies EV22 and EV26 as its design, which is inherently domestic in nature, fails to conserve or enhance the open countryside and the Gower AONB.

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

- a) Demolish the unauthorised building.
- b) Remove any foundations that the building is sited on
- c) Remove all material/debris, which has occurred as a result of demolishing the building and removing the foundations, from the land

## **6 TIME FOR COMPLIANCE**

One Month from the date the notice takes effect

## **7 WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 25<sup>th</sup> September 2010 unless an appeal is made against it beforehand.

Date **25<sup>th</sup> August 2010**

Signed

  
**Designation : Acting Head of Legal &  
Committee Services**  
*(The Council's authorised officer)*

Address to which all communication should be sent:

Mr Phil Holmes  
Head of Economic Regeneration and Planning  
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 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. You may use the enclosed appeal forms:

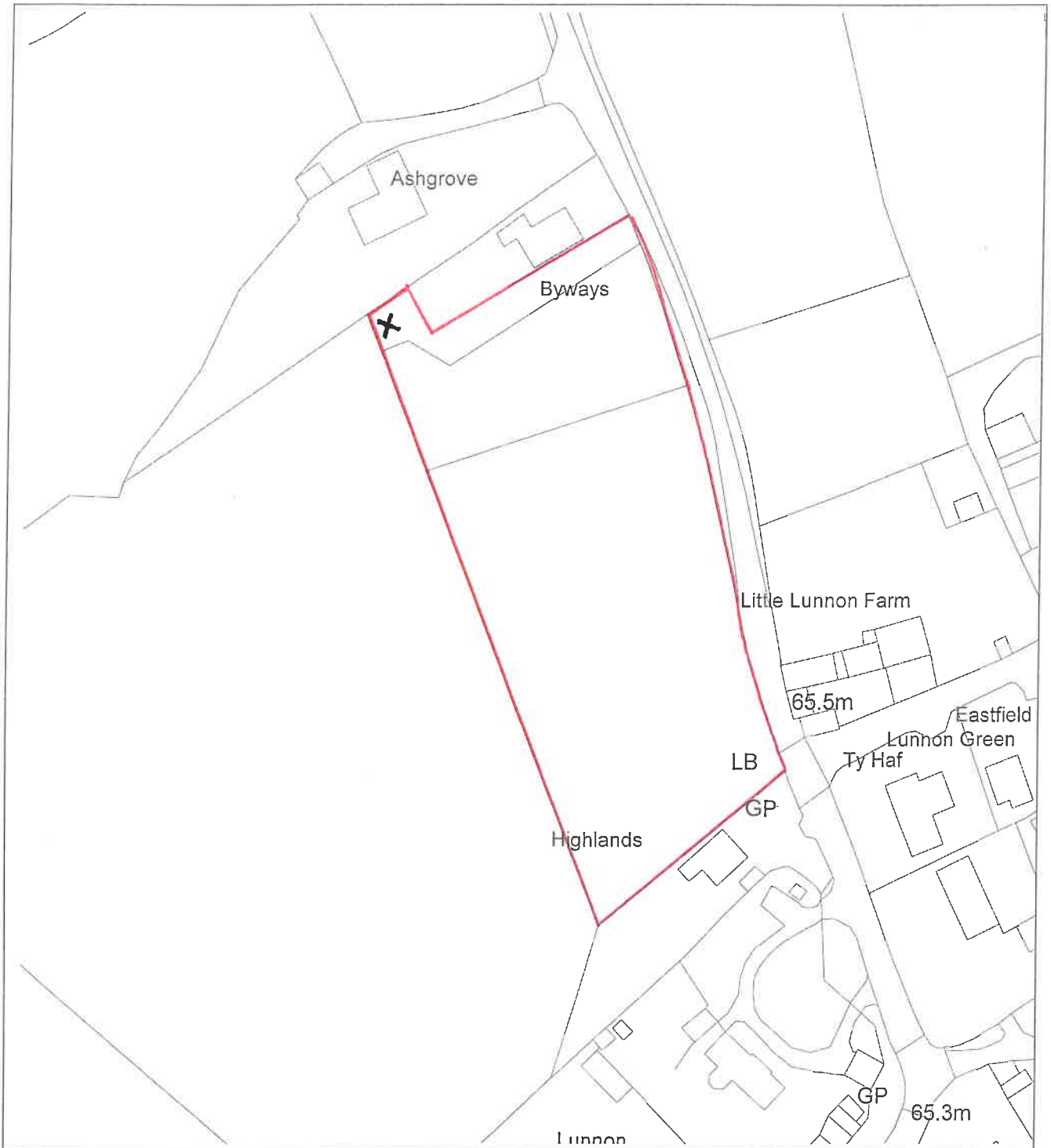
- [a] One is for you to send to the Planning Inspectorate if you decide to appeal together with a copy of this notice;
- [b] The second copy of the appeal form and the notice should be sent to the Council; and
- [c] The third copy is for your own records.

### **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.

---

# Land adjacent to Byways, Lunnon



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.