

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

Land at **48 Clare Street, Manselton, Swansea SA5 9PQ** shown edged red on the attached plan.

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

Without planning permission, the erection of a detached dormer

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 dormer, by virtue of its excessive size and unsympathetic design has a detrimental impact on the appearance and character of the property as well as the street scene as a whole. Therefore it is considered contrary to policies EV1 and HC7 of the City and County of Swansea Unitary Development Plan (2008)

5 WHAT YOU ARE REQUIRED TO DO

Remove the rear dormer and make good the roof with materials to match existing

6 TIME FOR COMPLIANCE

6 months from the date this notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 26 July 2010 unless an appeal is made against it beforehand.

Date 23 June 2010 Signed



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

Address to which all communication should be sent:

Bryan Graham
Head of Planning Services
The Guildhall
SWANSEA
SA1 4PH

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.

48 Clare Street, Manselton



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.