

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 **1 Emlyn Gardens Mayhill Swansea SA1 6TH** 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 front boundary wall up to 1.9 metres in height
- 4 REASONS FOR ISSUING THIS NOTICE**

The Local Planning Authority has taken enforcement action in respect of the breach within the last four years.

The boundary wall, by virtue of its prominent siting and excessive height and length, appears as an over dominant and visually intrusive feature which has a significant detrimental impact upon the character and appearance of the street scene and wider surrounding area, failing to accord with the criteria laid out in Policies EV1 and HC7 of the City and County of Swansea Unitary Development Plan.

5 WHAT YOU ARE REQUIRED TO DO

Demolish all of the front boundary wall which exceeds one metre in height from the boundary with 24 Carig Crescent to a point 3 metres on the northerly side of the side of the pedestrian gate nearest to Carig Crescent, and remove all resulting material from site.

6 TIME FOR COMPLIANCE

Two months from the date this notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 28th July 2011 unless an appeal is made against it beforehand.

Date **28th June 2011**

Signed



*Designation : **Acting Head of Legal,
Democratic Services and Procurement**
(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

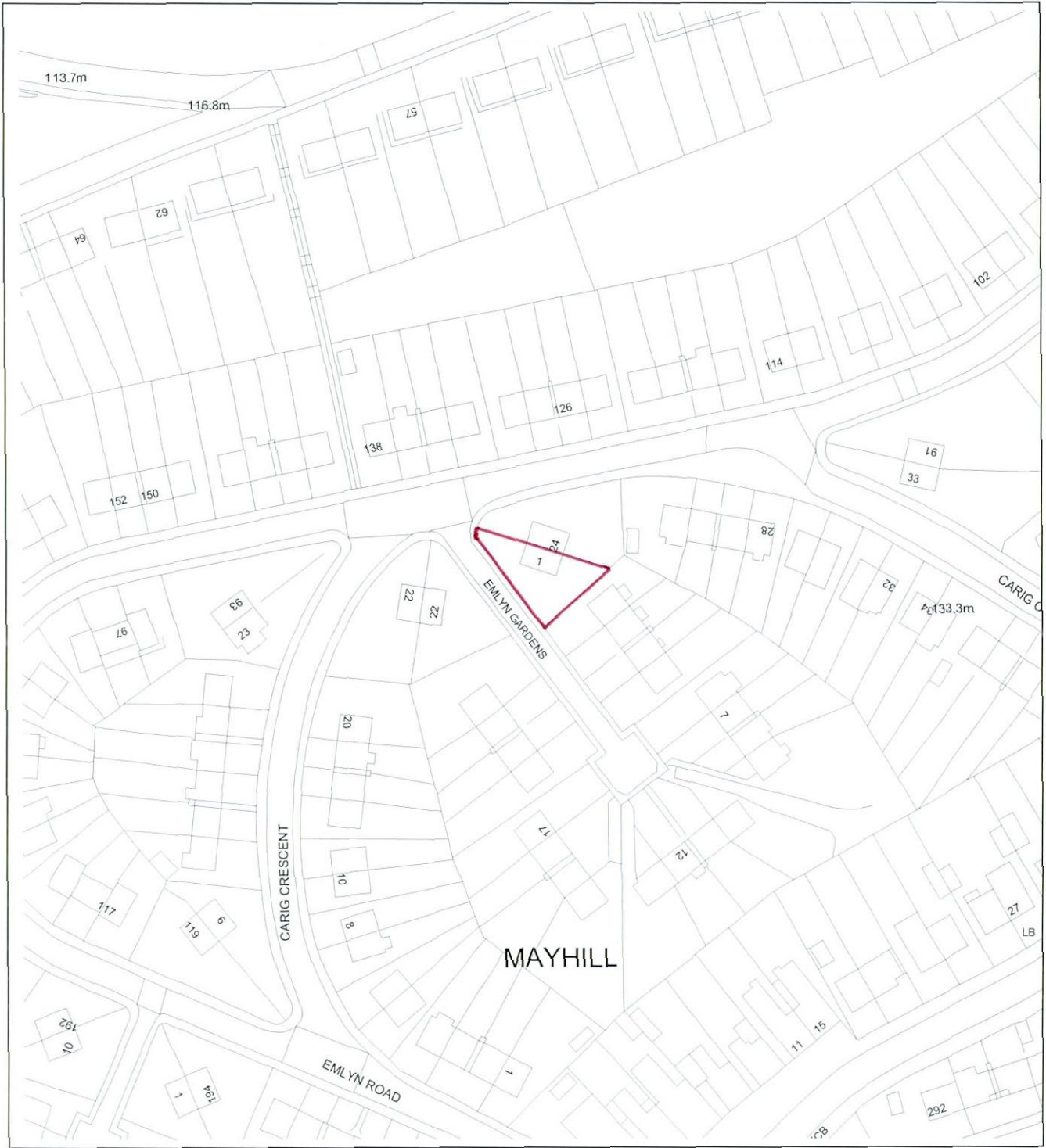
YOUR RIGHT OF APPEAL

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.

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.

1 Emlyn Gardens, Mayhill, Swansea



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