

# CITY AND COUNTY OF SWANSEA

## BREACH OF CONDITION NOTICE

### ***IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY***

**TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED BY THE PLANNING AND COMPENSATION ACT 1991)**

**BREACH OF CONDITION NOTICE  
SERVED BY: THE COUNCIL OF THE CITY AND COUNTY OF SWANSEA  
("THE COUNCIL")**

**TO: The Owner/Occupier, 30 Priors Way, Dunvant, Swansea, SA2 7UJ**

**1 THIS NOTICE** is issued by the Council under section 187A of the above Act, because they consider that a condition imposed on a grant of planning permission, relating to the land described in paragraph 2 below, has not been complied with. The Council consider that you should be required to comply with the condition specified in this notice. The annex at the end of this notice contains important additional information.

**2 THE LAND TO WHICH THE NOTICE RELATES**

Land at **30 Priors Way, Dunvant, Swansea, SA2 7UJ**  
(Shown edged red on the attached plan)

**3 THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates is the permission granted by the Council on 7<sup>th</sup> August 2009 for Rear Conservatory, Ref 2009/0800 (copy enclosed).

**4 THE BREACH OF CONDITION**

The following condition has not been complied with

*Condition 2 – The windows in both the side elevations of the conservatory hereby approved, as indicated on the proposed side elevations shall be obscure glazed, and unopenable except for a fan light and shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.*

**5 WHAT YOU ARE REQUIRED TO DO**

As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following steps:

**Installing obscure glazing into the windows in both side elevations of the conservatory**

**Period for Compliance:** 60 days beginning with the day on which this notice is served on you.

Date **18th July 2011**

Signed



Designation : HEAD OF ECONOMIC  
REGENERATION & PLANNING  
(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

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## **ANNEX**

### **WARNING**

**THIS NOTICE TAKE EFFECT *IMMEDIATELY* IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST**

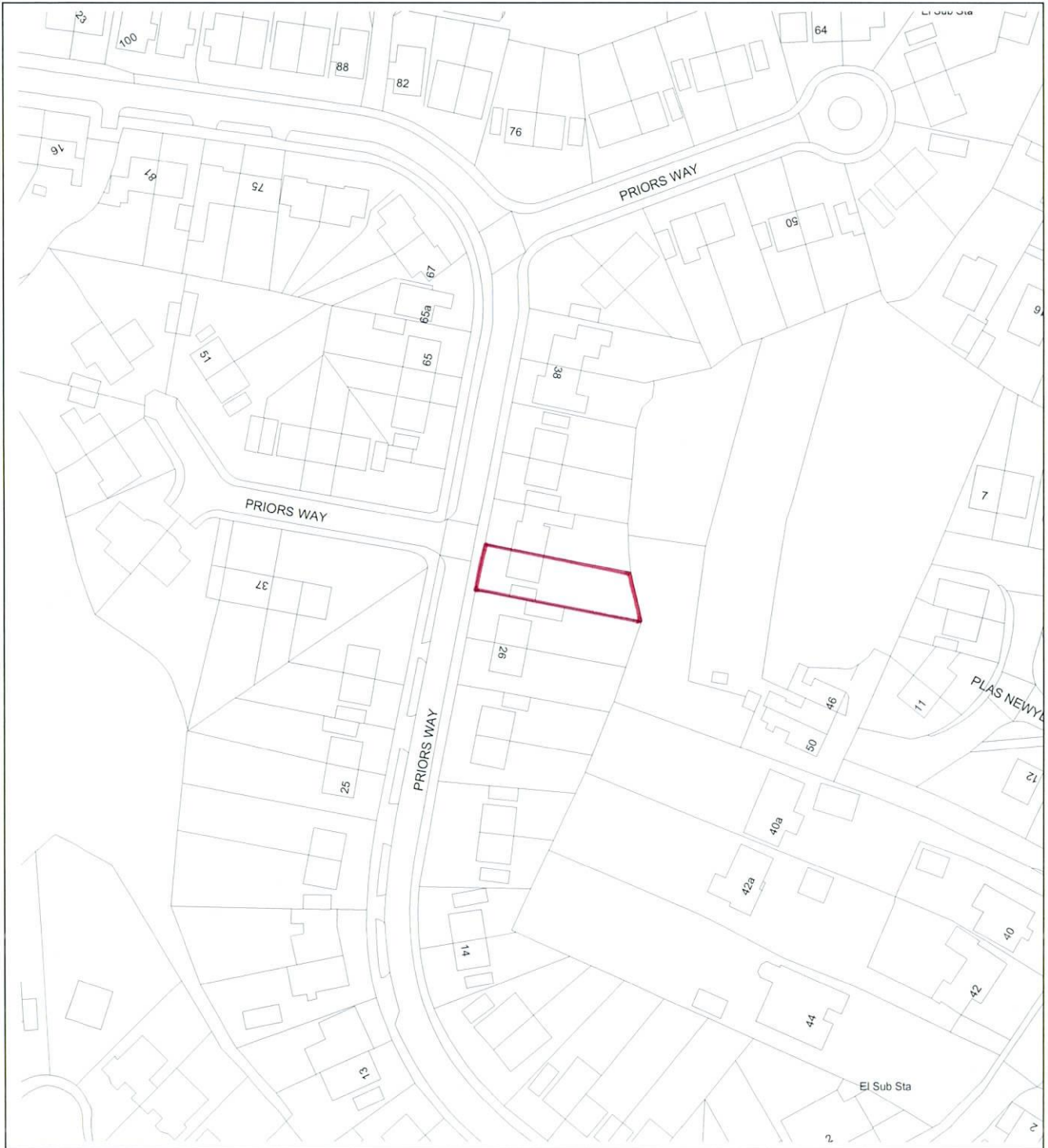
**THERE IS NO RIGHT OF APPEAL TO THE NATIONAL ASSEMBLY FOR WALES AGAINST THIS NOTICE**

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is £1,000 for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with **Mr Ian Davies, Enforcement Team Leader, Economic Regeneration and Planning, Civic Centre, Oystermouth Road, Swansea, SA1 3SN – Tel 01792 635720**

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

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# 30 Priors Way, Dunvant, Swansea



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**CITY AND COUNTY OF SWANSEA**  
**TOWN AND COUNTRY PLANNING ACT 1990-2004**  
**GRANT OF PLANNING PERMISSION**

TO:  
 SECURAHOME PVCU LTD  
 UNITS C1, C2 AND D  
 KESTREL WAY  
 GARNGOCH INDUSTRIAL ESTATE  
 GORSEINON  
 SWANSEA  
 SA4 9WN

DATE REGISTERED: 26/05/2009  
 APPLICATION NO: 2009/0800  
 APPLICANT: Mr and Mrs Jones

The CITY AND COUNTY OF SWANSEA, in exercise of its powers under the above ACT, hereby GRANTS planning permission for:

**SITE LOCATION:**  
 30 Priors Way  
 Dunvant  
 Swansea  
 SA2 7UJ

**PROPOSAL:**  
 Rear conservatory

as referred to in your application and shown on the accompanying plan(s), subject to the following condition(s):-

- 1 The development shall be commenced not later than the expiration of 5 years from the date of this planning permission and shall be completed in accordance with the said application plans and conditions prior to any part thereof being brought into beneficial use, unless otherwise agreed in writing by the Local Planning Authority.  
 Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990 and to ensure that the development is completed in accordance with the plans approved by the City and County of Swansea, and so avoid any detriment to amenity or public safety by works remaining uncompleted.
- 2 The windows in both the side elevations of the conservatory hereby approved, as indicated on the proposed side elevations shall be obscure glazed, and unopenable except for a fan light and shall be retained as such unless otherwise agreed in writing with the Local Planning Authority.  
 Reason: To safeguard the privacy of the occupiers of neighbouring residential properties.

**INFORMATIVES:**

- 1 The development plan covering the City and County of Swansea is the City and County of Swansea Unitary Development Plan. The following policies were relevant to the consideration of the application: (Policies EV1 and HC7 of the Unitary Development Plan)
- 2 A public sewer is crossing the site. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line. For details of the safety zone, please contact Dwr Cymru Welsh Water's Network Development Consultants on 01443 331155. The developer must contact Dwr Cymru Welsh Water's Network Development Consultants at the same location if a sewer connection is required under Section 106 of the Water Act 1991 or any alteration to Welsh Water's apparatus is proposed prior to any development being undertaken.



**PLANS:**

Site location plan received 26th May, 2009. Amended plans block plan, existing and proposed floor plans and existing and proposed rear elevation and proposed roof detail, existing and proposed side elevations received 20th July 2009

DATED: 07 August 2009

**HEAD OF PLANNING SERVICES**

**PLEASE NOTE:** Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.



# CITY AND COUNTY OF SWANSEA

## TOWN AND COUNTRY PLANNING ACT 1990-2004

### GRANT OF PLANNING PERMISSION

TO:  
SECURAHOME PVCU LTD  
UNITS C1, C2 AND D  
KESTREL WAY  
GARNGOCH INDUSTRIAL ESTATE  
GORSEINON  
SWANSEA  
SA4 9WN

DATE REGISTERED: 26/05/2009  
APPLICATION NO: 2009/0800  
APPLICANT: Mr and Mrs Jones

The CITY AND COUNTY OF SWANSEA, in exercise of its powers under the above ACT, hereby GRANTS planning permission for:

<b>SITE LOCATION:</b>	<b>PROPOSAL:</b>
30 Priors Way Dunvant Swansea SA2 7UJ	Rear conservatory

as referred to in your application and shown on the accompanying plan(s), subject to the following condition(s):-

- 1 The development shall be commenced not later than the expiration of 5 years from the date of this planning permission and shall be completed in accordance with the said application plans and conditions prior to any part thereof being brought into beneficial use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990 and to ensure that the development is completed in accordance with the plans approved by the City and County of Swansea, and so avoid any detriment to amenity or public safety by works remaining uncompleted.

- 2 The windows in both the side elevations of the conservatory hereby approved, as indicated on the proposed side elevations shall be obscure glazed, and unopenable except for a fan light and shall be retained as such unless otherwise agreed in writing with the Local Planning Authority.

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