

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 398 Oystermouth Road, Swansea, 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 third floor rear extension

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 rear extension, by virtue of its scale, height, design and its visually prominent location presents an incongruous feature which is out of keeping with the character and appearance of the building to which it relates to the detriment of the visual amenities of the locality contrary to provisions of Policy EV1 of the Swansea Unitary Development Plan. The rear extension, by virtue of its excessive height and close proximity to the adjoining property at No. 396 has an unacceptable overbearing impact to the detriment of the residential amenities of the occupiers of this adjoining property, contrary to provisions of Policy EV1 of the Swansea Unitary Development Plan.

5 WHAT YOU ARE REQUIRED TO DO:

Remove the third floor rear extension marked in red on plan HG.10-57-01 (attached) and complete the rear extension in accordance with the approved planning application 20911/0308 as shown on the attached plan HG.10-57-02.

6 TIME FOR COMPLIANCE

Six months from the date on which this notice takes effect.

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 3rd March 2012 unless an appeal is made against it beforehand.

Date **2nd February 2012**

Signed



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

Address to which all communication should be sent:

*Philip Holmes
Head of Regeneration and Housing Department
The Civic Centre
Oystermouth Road
SWANSEA
SA1 3SN*

ANNEX

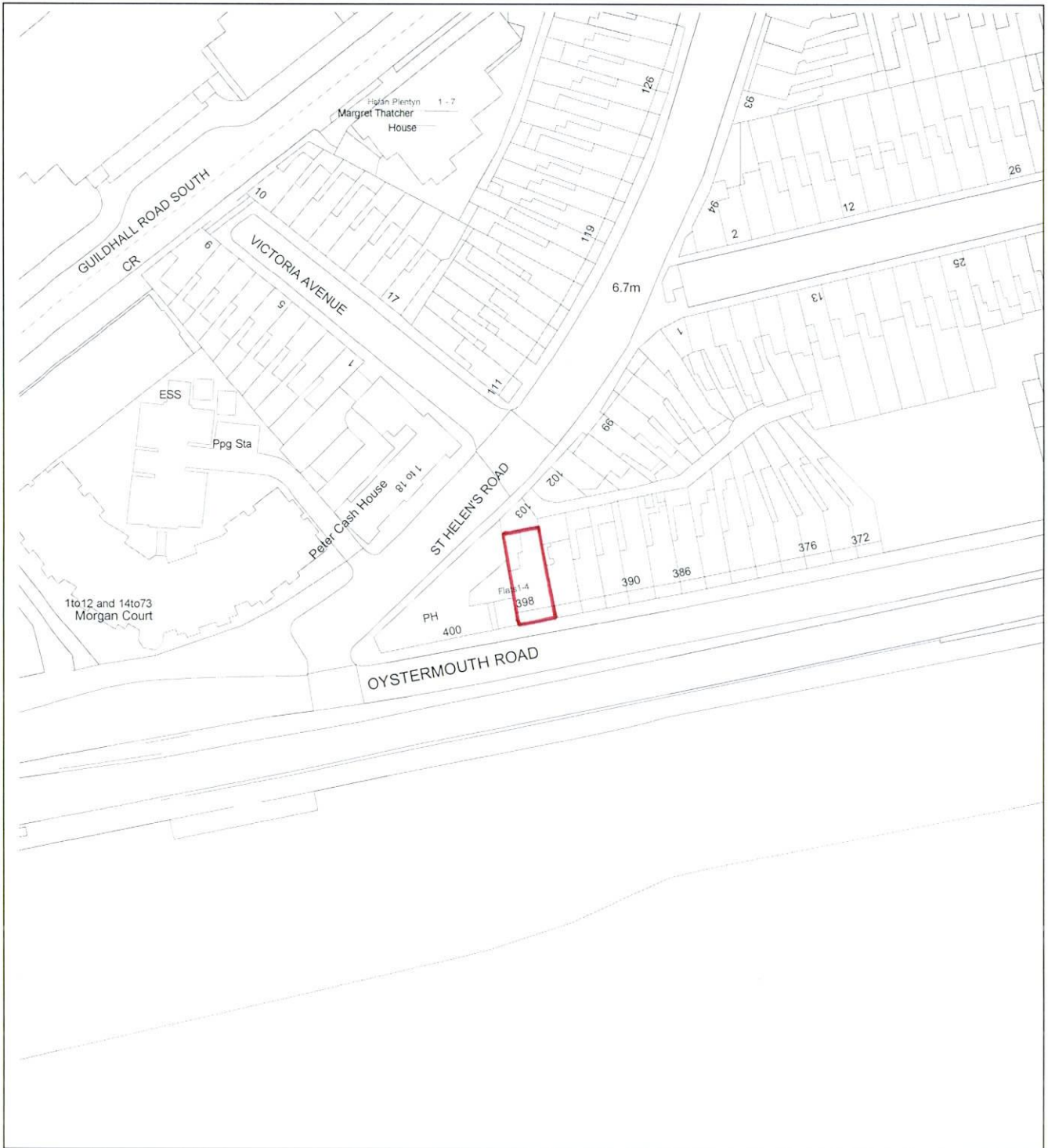
YOUR RIGHT OF APPEAL

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 Welsh Government **before** the date specified in paragraph 7 of the notice. The enclosed notes "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.**

398 Oystermouth Road, Swansea



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