

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 in front of 21 Tycoch Road, Sketty, Swansea, SA2 9EE
(Shown edged red on the attached plan)

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

The unauthorised erection of a dwelling

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 siting of the dwelling, closer to the boundary with number 19 Tycoch Road, has reduced the spacing between the dwellings which has resulted in a cramped form of development which is considered detrimental to the street scene of the lower part of No 19 Tycoch Road, where there is a clear uniformity in the siting and spacing between dwellings. It is therefore considered that the unauthorised dwelling is contrary to planning policies EV1, EV2 and HC2 of the City & County of Swansea Unitary Development Plan 2008.

The raising of the dwelling by approximately 800mm above the original ground level has, in addition to the dwelling being brought closer to the dwelling at number 19 Tycoch Road, results in a development which has a significant overbearing impact on the residential amenity of the occupiers of number 19. The development is therefore

considered contrary to planning policy EV1, EV2 and HC2 of the City & County of Swansea Unitary Development Plan 2008.

5 WHAT YOU ARE REQUIRED TO DO

- i) Demolish the unauthorised dwelling
- ii) Remove all material, resulting from the demolition of the dwelling, from the land

6 TIME FOR COMPLIANCE

9 months from the date the notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on the **30th June 2013** unless an appeal is made against it beforehand.

Date **30th May 2013**

Signed



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

Address to which all communication should be sent:

Mr Phillip Holmes, Head of Economic Regeneration and 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.

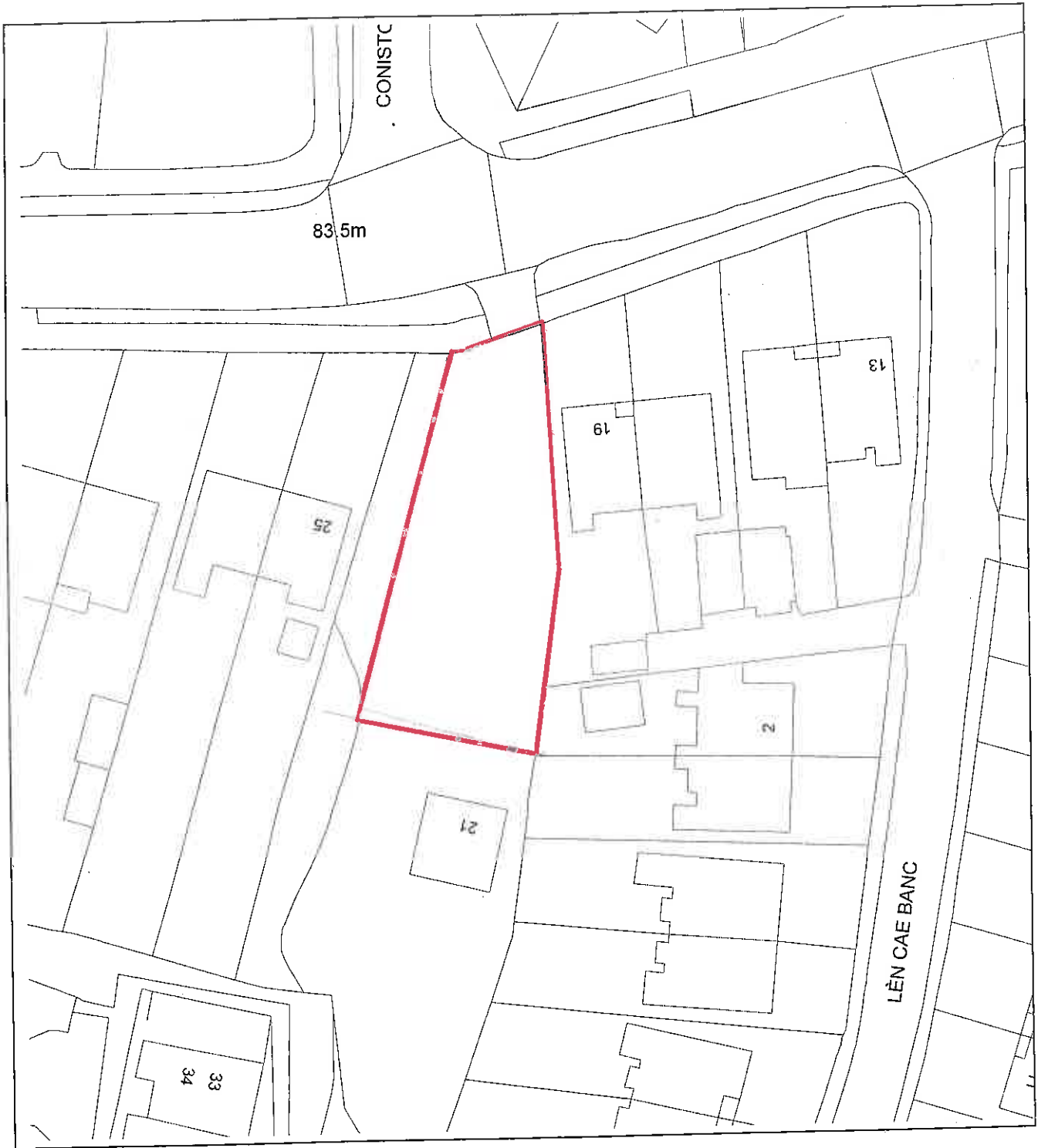
- [a] One is for you to send to the Planning Inspectorate if you decide to appeal together with a copy of this notice;
- [b] The second copy of the appeal form and the notice should be sent to the Council; and
- [c] The third copy is for your own records.

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.



Enforcement Notice – 21 Tycoch Road, Swansea



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