

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 135/137 Higher Lane, Langland, Swansea shown edged red on the attached plan 1 ("the land")

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

Without planning permission at the land, the erection of a single storey side extension and associated retaining wall.

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.

1 The extension by virtue of its scale and siting, represents an unacceptable form of development, which bears a detrimental overbearing impact upon the residential amenity of neighbouring occupants. It is therefore considered that the development is contrary to the provisions of Policies EV1 and HC7 of the

City and County of Swansea Unitary Development Plan 2008 and the Councils Design Guide for Householder Development.

5 WHAT YOU ARE REQUIRED TO DO

(i) Demolish the unauthorised single storey side extension (the location of which is shown cross-hatched in red on plan 2 dated 23/02/2012) and reinstate the dwelling in external finishes to match the existing dwelling.

(ii) Remove all material, resulting from the demolition of the extension, from the land

6 TIME FOR COMPLIANCE

6 months from the date the notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **17th November 2014** unless an appeal is made against it beforehand.

Date **17th October 2014**

Signed



Designation : Head of Legal, Democratic Services and Procurement

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

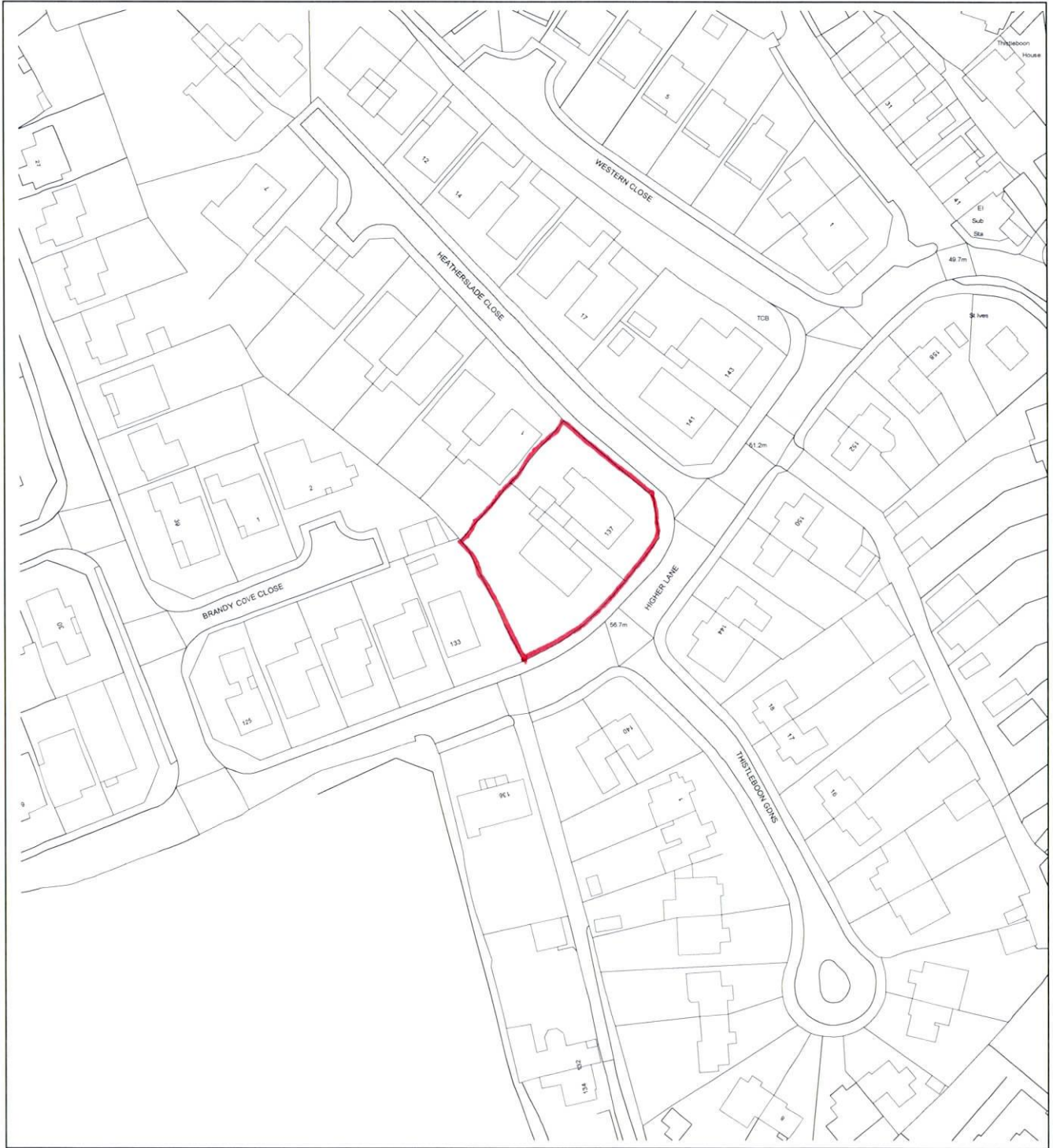
You can appeal against this notice, but any appeal must be **received**, or posted in time to be received, by the Planning Inspectorate appointed by the National Assembly for Wales **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights.

- [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.

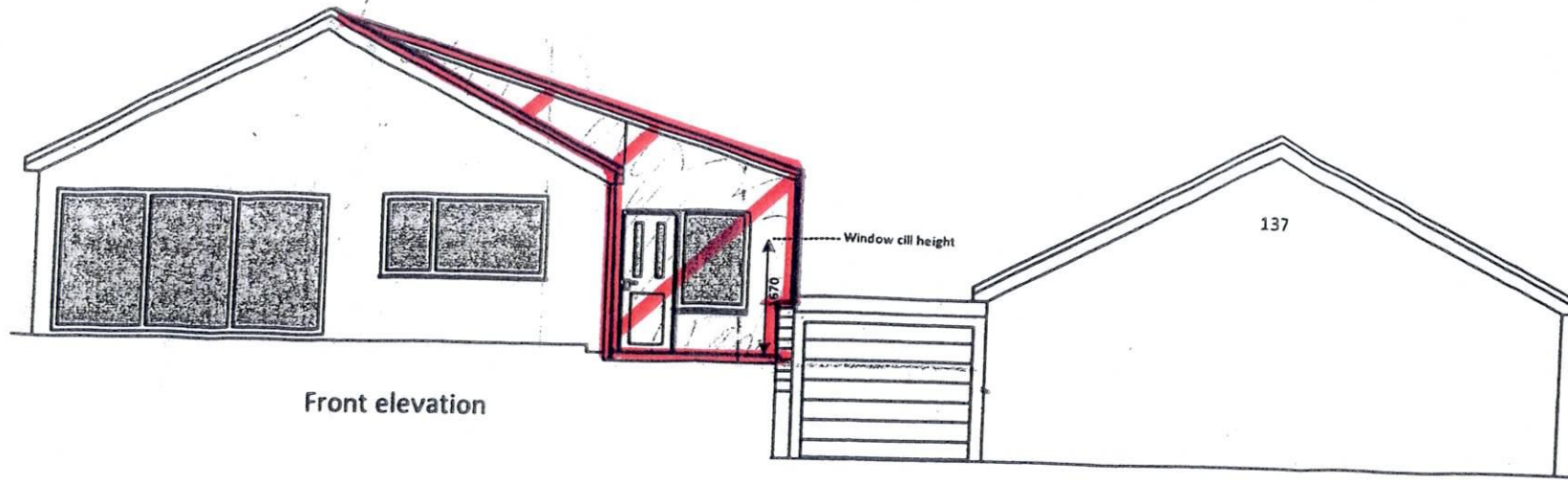
135 & 137 Higher Lane



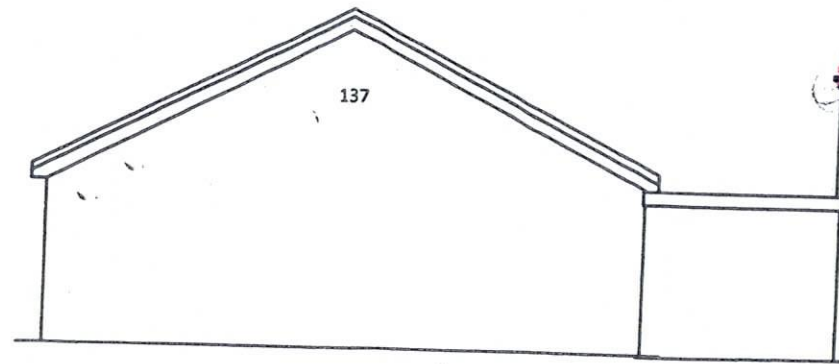
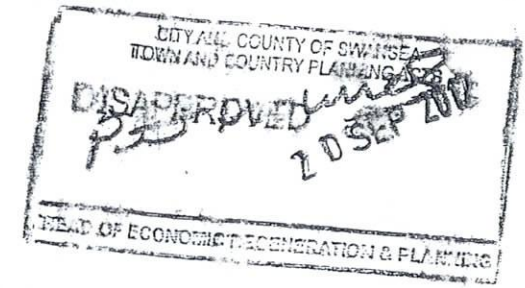
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PLAN 2

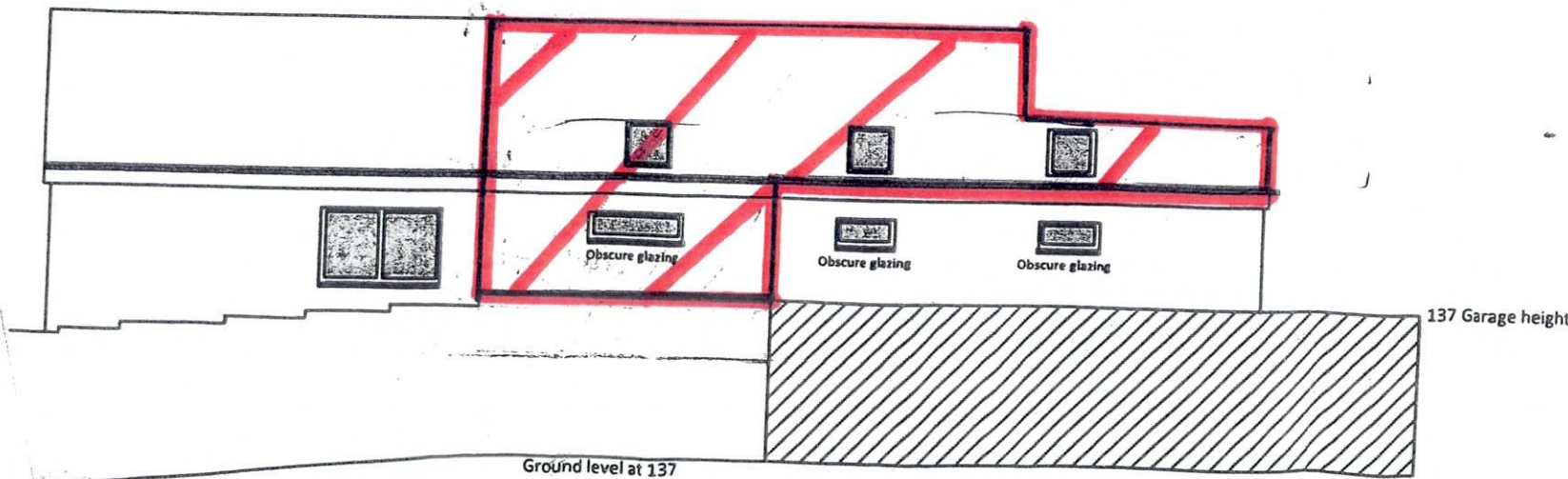
2012/02/02



Front elevation



Rear elevation



elevation as seen from 137 Higher lane

As built elevations of side porch at 135 Higher Lane Langland SA3 4HQ



owenbanks
planning & development

SCALE	DATE
1:100	23/02/2012