

IMPORTANT - THIS COMMUNICATION
AFFECTS YOUR PROPERTY



ENFORCEMENT NOTICE

OPERATIONAL DEVELOPMENT

The Town and Country Planning Act 1990 (as amended)

ISSUED BY THE CITY AND COUNTY OF SWANSEA (“The Council”)

COUNCIL REFERENCE ENF2020/0114

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control under Section 171A(1)(a) of the Town and Country Planning Act 1990 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 all other material planning considerations. The **annex** at the end of the Notice contains important additional information.

2. THE LAND TO WHICH THIS NOTICE RELATES

Land at 12A Uplands Terrace Uplands Swansea SA2 0GU in the City and County of Swansea (“the Land”), shown edged red on the plan appended hereto (“the Plan”).

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

Without planning permission, the erection of unauthorised cladding on the front gable feature of the second floor of the Land.

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 unauthorised cladding located on the front gable of the property, by virtue of its unsympathetic design, appearance and materials, fails to respect the character and appearance of the host dwelling and appears incongruous in the street scene, to the detriment of visual amenity. Furthermore, being a positive unlisted building located within the Ffynone and Uplands Conservation Area, the incongruity of the cladding is at odds with the other positive unlisted semi-detached properties on Uplands Terrace and therefore fails to preserve or enhance the character and setting of the Conservation Area. The development is therefore considered contrary to Policies PS 2 and HC 1 of the Swansea Local Development Plan 2010-2025 and the design principles of the Ffynone and Uplands Conservation Area Character Appraisal and Management Plan 2016."

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the unauthorised cladding attached to the front facade and restore the front elevation to its condition prior to the development being carried out.
- (ii) Remove all materials and waste arising from the activity specified in (i) above from the Land.

6. TIME FOR COMPLIANCE

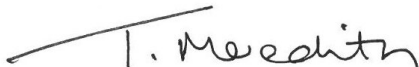
12 Weeks beginning with the day on which this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the 20th May 2024 , unless an appeal is made against it before that date.

Dated: 19th April 2024

Signed:



Designation: **Chief Legal Officer**
The Council's Authorised Officer

Address to which all communication should be sent:

Phil Holmes
Head of Planning and City Regeneration
City and County of Swansea
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 and Environment Decisions Wales appointed by the Welsh Government before the date specified in paragraph 7 of the Notice. The below information provides advice on how to appeal. Please read the information carefully along with the relevant appeal form.

HOW TO APPEAL

The Planning and Environment Decisions Wales has produced a booklet on “Making your Enforcement Appeal”. You can access a PDF version of the booklet from the Planning and Environment Decisions Wales website to print

<http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/enforcement-appeals/?lang=en>

Appeal forms can be obtained from the Planning and Environment Decisions Wales.

Address : Planning and Environment Decisions Wales
2nd Floor West
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Telephone : Telephone: 0300 060 4400

E-mail : PEDW.Casework@gov.wales

or downloaded from the following website:

[Planning appeal forms | GOV.WALES](#)

If you decide to appeal you should send a copy of the appeal form together with a copy of the Enforcement Notice to both the Planning and Environment Decisions Wales and the Council.

ENFORCEMENT NOTICE APPEAL FEES

Should you choose to appeal this Notice on the grounds that planning permission should be granted for what is alleged in the Notice (Ground a) you are required to pay a fee to the Local Planning Authority. The fee payable in this instance is **£460.00**. Payments can be made to the City & County of Swansea Council, Planning Control, Civic Centre, Oystermouth Road, Swansea SA1 3SN quoting the reference number as specified on the Enforcement Notice.

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 the Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

PLEASE NOTE

If you need any independent advice about this Notice you are advised to contact a lawyer, planning consultant or other professional advisor specialising in planning matters.

PERSONS TO WHOM THIS ENFORCEMENT NOTICE HAS BEEN SERVED

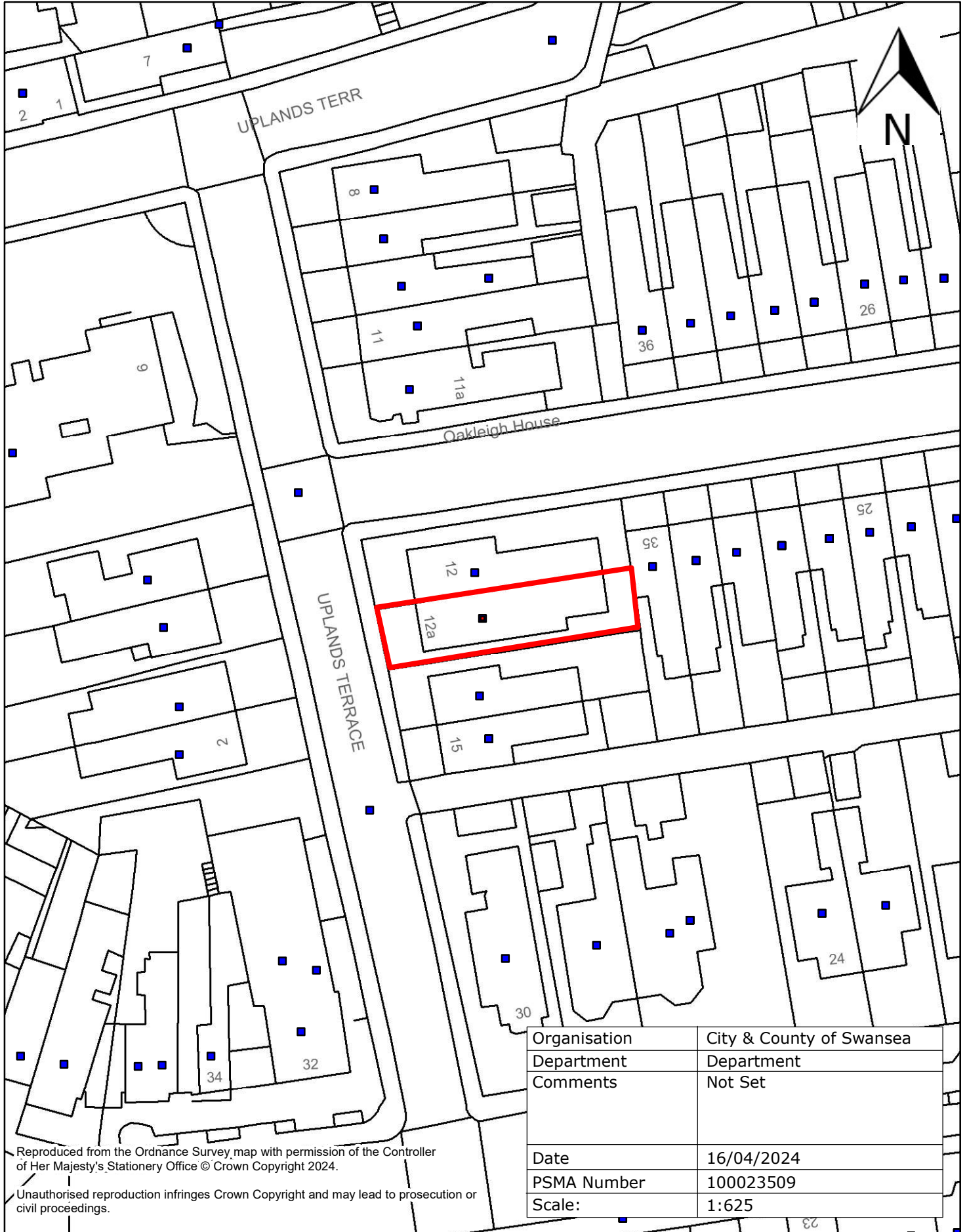
In accordance with Section 172(2) of the Town and Country Planning Act 1990 (as amended) this Notice has been served on:

1. Kang Student Lettings Ltd, 95 Penlan Crescent, Uplands, SA2 0RL
 4. Owner/Occupier at No.12a Uplands Terrace, Uplands, SA2 0GU
 5. Paragon Mortgages Ltd. St. Catherine's Court, Herbert Road, Solihull, W Midlands B91 3QE
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Enf Notice : ENF2020/0114



12a Uplands Terrace



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Organisation	City & County of Swansea
Department	Department
Comments	Not Set
Date	16/04/2024
PSMA Number	100023509
Scale:	1:625