

**IMPORTANT - THIS COMMUNICATION
AFFECTS YOUR PROPERTY**



ENFORCEMENT WARNING NOTICE

The Town and Country Planning Act 1990 (as amended by the Planning (Wales) Act 2015)

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

COUNCIL REFERENCE ENF2017/0419

- 1. THIS NOTICE** is issued by the Council, in exercise of the power conferred by Section 173ZA of the above Act. The Council consider that there has been a breach of planning control on the land described in paragraph 2 below.

The Council consider it expedient to issue this notice, as having regard to the provisions of the Local Development Plan and to other material considerations, there is a reasonable prospect that, if an application for planning permission in respect of the development stated in paragraph 3 below were made, planning permission would be granted.

Important additional information is given in the Annex to this notice.

- 2. THE LAND TO WHICH THIS NOTICE RELATES**

Land at 8 St Helens Road Sandfields Swansea SA1 4AN in the City and County of Swansea (“the Land”), shown edged red on the plan appended hereto (“the Plan”).

- 3. ACTIVITY TO WHICH THIS NOTICE RELATES**

Without planning permission, the upper floors of the premises have been changed from offices to a flat in use as a 5 bedroom House in Multiple Occupation (HMO)¹.

- 4. WHAT YOU ARE REQUIRED TO DO**

You are required to regularise the breach of planning control by:

- Submitting a planning application for the development stated in paragraph 3 above; or
- Cease the use of the upper floors as an HMO¹.

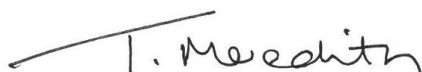
- 5. TIME FOR COMPLIANCE**

28 days after the date of this notice.

¹ The definition of an HMO is described in Class C4 (of The Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2016), as the “use of a dwellinghouse by not more than six residents”.

Dated: 13th August 2021

Signed:

A handwritten signature in black ink, appearing to read 'T. Meredith', written over a horizontal line.

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

Nominated Officer: Emma North

Telephone Number: 07970 680578

ANNEX

WARNING

THIS NOTICE TAKES EFFECT IMMEDIATELY

THERE IS NO RIGHT OF APPEAL TO THE WELSH MINISTERS AGAINST THIS NOTICE.

If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Emma North on 07970 680578 or email emma.north@swansea.gov.uk.

Address: Enforcement, Planning & City Regeneration, Civic Centre, Oystermouth Road, Swansea, SA1 3SN.

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.

Informative

For further information on the planning application process including guidance please visit our website at www.swansea.gov.uk. Applications can be made online through the Planning Portal at www.planningportal.gov.uk.

