

**IMPORTANT - THIS
COMMUNICATION AFFECTS
YOUR PROPERTY**



ENFORCEMENT NOTICE

MATERIAL CHANGE OF USE

The Town and Country Planning Act 1990 (as amended)

**ISSUED BY THE CITY AND COUNTY OF SWANSEA ("The
Council") COUNCIL REFERENCE
ENF2020/0194**

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 2 Parkhill Terrace Treboeth Swansea SA5 7DJ 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 creation of a hardstanding with walls on land outside of the curtilage of 2 Parkhill Terrace, Treboeth, Swansea SA5 7DJ.

4. **REASONS FOR ISSUING THIS NOTICE**

The development by virtue of the installation of an impermeable hardsurface area on sloping ground on (and adjacent to) the adopted highway has caused an increased surface water run off which is particularly prejudicial to highway and pedestrian safety during winter months when freezing would occur. The development would not, therefore, comply with Policies T5 and RP5 of the adopted Swansea Local Development Plan (2019).

Whilst the principle of extending a garden to form a parking space in an urban area is usually acceptable, the development in this instance is visually poor. Both the construction and finished appearance are of a low standard and therefore conflict with Policy PS2.

5. **WHAT YOU ARE REQUIRED TO DO**

- (i) Remove the low boundary wall and hardstanding.
- (ii) Reinststate the land to its former state.
- (iii) Remove all associated materials generated as a result of compliance with (i).

6 TIME FOR COMPLIANCE

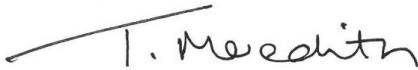
3 months beginning with the day on which this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the 1st December 2021, unless an appeal is made against it before that date.

Dated: 1st November 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

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 below information provides advice on how to appeal. Please read the information carefully along with the relevant appeal form.

HOW TO APPEAL

The Planning Inspectorate has produced a booklet on "Making your Enforcement Appeal". You can access a PDF version of the booklet from the Planning Inspectorate website to print <http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/enforcement-appeals/?lang=en>.

Appeals can be made online from the Appeals Casework Portal at <https://acp.planninginspectorate.gov.uk/> and copies of the relevant appeal form can be obtained from the Planning Inspectorate.

Address : The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ
Telephone : 0303 444 5962
E-mail : PEDW.Casework@gov.wales

or downloaded from the following website: <http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/enforcement-appeals/?lang=en>

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 Inspectorate 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 **£920**. 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. ALWYN PAUL JOHN of 2 Parkhill Terrace, Treboeth Swansea SA57DJ.**
 - 2. SANTANDER UK PLC, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.**
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