

**IMPORTANT - THIS COMMUNICATION  
AFFECTS YOUR PROPERTY**

**OPERATIONAL DEVELOPMENT**

**ENFORCEMENT NOTICE**

**The Town and Country Planning Act 1990  
(as amended) – Section 172**



**ISSUED BY THE VALE OF GLAMORGAN COUNCIL  
COUNCIL REFERENCE ENF/2023/0282/CLL (A)**

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 and additional information.

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

Land at Penrhiw Bungalow, The Downs, St. Nicholas, CF5 6SB in the Vale of Glamorgan (“the Land”), shown edged red on the plan appended hereto (“the Plan”).

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the carrying out of operational development comprising the construction of a two-storey flat roof front extension and first floor flat roof front extension to the property, in the approximate location outlined in blue on the Plan and identified in appendix 1.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control constituting of operational development, comprising the two-storey flat roof front extension and first floor flat roof extension to the front of the property, have occurred within the last 4 years.

The development has been undertaken to a residential property sited in the countryside, between two neighbouring properties. New development should respond appropriately to the context and character of the original dwelling as well as the surrounding environs. New development should also be designed to safeguard the residential amenity of neighbouring properties. By virtue of the approximately 6.4m height, increased depth, and boxed form of the two storey and first floor front extensions, the massing towards the front of the dwellinghouse has significantly increased. As a result, the extensions to the front of the dwellinghouse are considered disproportionate in scale and do not respond appropriately to the context or character of the original dormer bungalow or the site surroundings. Consequently, the extensions as built are considered to have had an

unacceptable visual impact and fail to accord with Policies MD2 and MD12 of the Adopted LDP, as well as the Residential and Householder Development SPG (2018).

It is also considered that the increased height and depth of the two-storey front extension on the east side of the house has resulted in an unacceptable loss of outlook and light, as well as having an overbearing impact on the adjoining neighbour to the east, Downsend. Therefore, the extensions as built have failed to safeguard the residential amenity of the occupiers of the adjoining property to the east, contrary to criterion 8 of Policy MD2 of the LDP.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well Being of Future Generations (Wales) Act 2015.

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

### **EITHER:**

- (i) Carry out appropriate alterations to the existing development so that it fully accords with the scheme approved under planning application ref: 2022/00522/FUL, attached in appendix 2;

or

- (ii) Permanently demolish and remove both the two-storey flat roof front extension and the first-floor flat roof front extension and reconstruct the dwelling so that it is as it appeared prior to the commencement of the unauthorised development, as shown by the plans and photographs attached in appendix 3;

### **AND**

- (iii) Permanently remove from the Land all of the demolition and construction waste materials resulting from the taking of steps (i) or (ii) above.

## **6. TIME FOR COMPLIANCE**

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

## **7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on the 22<sup>nd</sup> June 2024, unless an appeal is made against it before that date.

Dated: 22<sup>nd</sup> May 2024.

Signed.....  .....

**Head of Legal and Democratic Services  
The Council's Authorised Officer**

On behalf of: Vale of Glamorgan Council  
Civic Offices  
Holton Road  
Barry  
Vale of Glamorgan.  
CF63 4RU

## ANNEX

### YOUR RIGHT OF APPEAL

You can appeal against this Notice, but an appeal can only be made by giving written notice of the appeal to the Welsh Ministers before the date specified in the enforcement notice as the date on which it is to take effect or by sending such notice to the Welsh Ministers in a properly addressed, pre-paid letter posted to them at such time that, in the ordinary course of post, it would be delivered to them before that date; or, where electronic communications are used to send such notice to the Welsh Ministers, by sending the notice to them at such time that, in the ordinary course of transmission, it would be delivered to the Welsh Ministers before that date.

**PLEASE NOTE: the date on which the notice takes effect is 22<sup>nd</sup> June 2024.**

Written notice of any appeal must specify the grounds on which the appeal is brought under section 174 of the Town and Country Planning Act 1990 (as amended).

Should you wish to appeal under ground (a) of section 174 of the 1990 Act, the fee payable under regulation 10 of the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 (As Amended) for the deemed application for planning permission for the development alleged to be in breach of planning control in the enforcement notice is £460.

When making an appeal you must send to the Welsh Ministers, either when giving notice of appeal or before the Notice comes into effect, a full statement of case comprised of the following:

- (i) a statement in writing specifying the grounds of the appeal, stating the facts on which the appeal is based and containing full particulars of the case the appellant proposes to put forward in relation to the appeal; and
- (ii) copies of any supporting documents the appellant proposes to refer to or put forward in evidence.

A copy of this Enforcement Notice has been served on the following recipients:

Mr. Lawrence Colin Gainey,  
Penrhiw Bungalow,  
The Downs,  
St. Nicholas,  
Cardiff,  
CF5 6SB.

Barclays Bank UK PLC (Co. Regn. No. 9740322),  
of P.O. Box 187,  
Leeds,  
LS11 1AN.

Ms. Victoria Marie Simmonds,  
Penrhiw Bungalow,  
The Downs,  
St. Nicholas,  
Cardiff,  
CF5 6SB

## PLEASE NOTE

If you are in any doubt as to what this Notice requires you to do you should immediately contact Mr. Marc Stephens, Senior Planner, who is based in Development Services of the Vale of Glamorgan Council, Dock Offices, Subway Road, Barry, CF63 4RT, and whose telephone number is 01446 706185.

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.

Please note the following relevant extracts of the Town and Country Planning Act 1990 (as amended):

### **171A. Expressions used in connection with enforcement.**

(1) For the purposes of this Act:

- (a) carrying out development without the required planning permission; or
- (b) failing to comply with any condition or limitation subject to which planning permission has been granted,

constitutes a breach of planning control.

(2) For the purposes of this Act—

- (a) the issue of an enforcement notice (defined in section 172); or
- (aa) the issue of an enforcement warning notice (defined in section 173ZA); or
- (b) the service of a breach of condition notice (defined in section 187A),

constitutes taking enforcement action.

(3) In this Part “*planning permission*” includes permission under Part III of the 1947 Act, of the 1962 Act or of the 1971 Act.

### **171B. Time limits.**

- (1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed.
- (2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwelling house, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.

- (2A) There is no restriction on when enforcement action may be taken in relation to a breach of planning control in respect of relevant demolition (within the meaning of section 196D).
- (3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.
- (4) The preceding subsections do not prevent:
- (a) the service of a breach of condition notice in respect of any breach of planning control if an enforcement notice in respect of the breach is in effect; or
  - (b) taking further enforcement action in respect of any breach of planning control if, during the period of four years ending with that action being taken, the local planning authority have taken or purported to take enforcement action in respect of that breach.

### **172. Issue of enforcement notice.**

- (1) The local planning authority may issue a notice (in this Act referred to as an “*enforcement notice*”) where it appears to them:
- (a) that there has been a breach of planning control; and
  - (b) that it is expedient to issue the notice, having regard to the provisions of the development plan and to any other material considerations.
- (2) A copy of an enforcement notice shall be served:
- (a) on the owner and on the occupier of the land to which it relates; and
  - (b) on any other person having an interest in the land, being an interest which, in the opinion of the authority, is materially affected by the notice.
- (3) The service of the notice shall take place:
- (a) not more than twenty-eight days after its date of issue; and
  - (b) not less than twenty-eight days before the date specified in it as the date on which it is to take effect.

### **172A. Assurance as regards prosecution for person served with notice**

- (1) When, or at any time after, an enforcement notice is served on a person, the local planning authority may give the person a letter:
- (a) explaining that, once the enforcement notice had been issued, the authority was required to serve the notice on the person,
  - (b) giving the person one of the following assurances:

- (i) that, in the circumstances as they appear to the authority, the person is not at risk of being prosecuted under section 179 in connection with the enforcement notice, or
    - (ii) that, in the circumstances as they appear to the authority, the person is not at risk of being prosecuted under section 179 in connection with the matters relating to the enforcement notice that are specified in the letter,
  - (c) explaining, where the person is given the assurance under paragraph (b)(ii), the respects in which the person is at risk of being prosecuted under section 179 in connection with the enforcement notice, and
  - (d) stating that, if the authority subsequently wishes to withdraw the assurance in full or part, the authority will first give the person a letter specifying a future time for the withdrawal that will allow the person a reasonable opportunity to take any steps necessary to avoid any risk of prosecution that is to cease to be covered by the assurance.
- (2) At any time after a person has under subsection (1) been given a letter containing an assurance, the local planning authority may give the person a letter withdrawing the assurance (so far as not previously withdrawn) in full or part from a time specified in the letter.
- (3) The time specified in a letter given under subsection (2) to a person must be such as will give the person a reasonable opportunity to take any steps necessary to avoid any risk of prosecution that is to cease to be covered by the assurance.
- (4) Withdrawal under subsection (2) of an assurance given under subsection (1) does not withdraw the assurance so far as relating to prosecution on account of there being a time before the withdrawal when steps had not been taken or an activity had not ceased.
- (5) An assurance given under subsection (1) (so far as not withdrawn under subsection (2)) is binding on any person with power to prosecute an offence under section 179.

### **173. Contents and effect of notice.**

- (1) An enforcement notice shall state:
- (a) the matters which appear to the local planning authority to constitute the breach of planning control; and
  - (b) the paragraph of section 171A(1) within which, in the opinion of the authority, the breach falls.
- (2) A notice complies with subsection (1)(a) if it enables any person on whom a copy of it is served to know what those matters are.

- (3) An enforcement notice shall specify the steps which the authority require to be taken, or the activities which the authority require to cease, in order to achieve, wholly or partly, any of the following purposes.
- (4) Those purposes are:
  - (a) remedying the breach by making any development comply with the terms (including conditions and limitations) of any planning permission which has been granted in respect of the land, by discontinuing any use of the land or by restoring the land to its condition before the breach took place; or
  - (b) remedying any injury to amenity which has been caused by the breach.
- (5) An enforcement notice may, for example, require:
  - (a) the alteration or removal of any buildings or works;
  - (b) the carrying out of any building or other operations;
  - (c) any activity on the land not to be carried on except to the extent specified in the notice; or
  - (d) the contour of a deposit of refuse or waste materials on land to be modified by altering the gradient or gradients of its sides.
- (6) Where an enforcement notice is issued in respect of a breach of planning control consisting of demolition of a building, the notice may require the construction of a building (in this section referred to as a "*replacement building*") which, subject to subsection (7), is as similar as possible to the demolished building.
- (7) A replacement building:
  - (a) must comply with any requirement imposed by any enactment applicable to the construction of buildings;
  - (b) may differ from the demolished building in any respect which, if the demolished building had been altered in that respect, would not have constituted a breach of planning control;
  - (c) must comply with any regulations made for the purposes of this subsection (including regulations modifying paragraphs (a) and (b)).
- (8) An enforcement notice shall specify the date on which it is to take effect and, subject to sections 175(4) and 289(4A), shall take effect on that date.
- (9) An enforcement notice shall specify the period at the end of which any steps are required to have been taken or any activities are required to have ceased and may specify different periods for different steps or activities; and, where different periods apply to different steps or activities, references in this Part to the period for compliance with an enforcement notice, in relation to any step or activity, are to the period at the end of which the step is required to have been taken or the activity is required to have ceased.



(10) An enforcement notice shall specify such additional matters as may be prescribed, and regulations may require every copy of an enforcement notice served under section 172 to be accompanied by an explanatory note giving prescribed information as to the right of appeal under section 174.

(11) Where:

- (a) an enforcement notice in respect of any breach of planning control could have required any buildings or works to be removed or any activity to cease, but does not do so; and
- (b) all the requirements of the notice have been complied with,

then, so far as the notice did not so require, planning permission shall be treated as having been granted by virtue of section 73A in respect of development consisting of the construction of the buildings or works or, as the case may be, the carrying out of the activities.

(12) Where:

- (a) an enforcement notice requires the construction of a replacement building; and
- (b) all the requirements of the notice with respect to that construction have been complied with,

planning permission shall be treated as having been granted by virtue of section 73A in respect of development consisting of that construction.

### **173ZA. Enforcement warning notice: Wales**

(1) This section applies where it appears to the local planning authority that:

- (a) there has been a breach of planning control in respect of any land in Wales, and
- (b) there is a reasonable prospect that, if an application for planning permission in respect of the development concerned were made, planning permission would be granted.

(2) The authority may issue a notice under this section (an “enforcement warning notice”).

(3) A copy of an enforcement warning notice is to be served:

- (a) on the owner and the occupier of the land to which the notice relates, and
- (b) on any other person having an interest in the land, being an interest that, in the opinion of the authority, would be materially affected by the taking of any further enforcement action.

(4) The notice must:

- (a) state the matters that appear to the authority to constitute the breach of planning control, and

- (b) state that, unless an application for planning permission is made within a period specified in the notice, further enforcement action may be taken.
- (5) The issue of an enforcement warning notice does not affect any other power exercisable in respect of any breach of planning control.

#### **173A. Variation and withdrawal of enforcement notices.**

- (1) The local planning authority may—
- (a) withdraw an enforcement notice issued by them; or
  - (b) waive or relax any requirement of such a notice and, in particular, may extend any period specified in accordance with section 173(9).
- (2) The powers conferred by subsection (1) may be exercised whether or not the notice has taken effect.
- (3) The local planning authority shall, immediately after exercising the powers conferred by subsection (1), give notice of the exercise to every person who has been served with a copy of the enforcement notice or would, if the notice were re-issued, be served with a copy of it.
- (4) The withdrawal of an enforcement notice does not affect the power of the local planning authority to issue a further enforcement notice.

#### **174. Appeal against enforcement notice.**

- (1) A person having an interest in the land to which an enforcement notice relates or a relevant occupier may appeal to the Secretary of State against the notice, whether or not a copy of it has been served on him.
- (2) An appeal may be brought on any of the following grounds:
- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
  - (b) that those matters have not occurred;
  - (c) that those matters (if they occurred) do not constitute a breach of planning control;
  - (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
  - (e) that copies of the enforcement notice were not served as required by section 172;
  - (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
  - (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

- (2A) An appeal may not be brought on the ground specified in subsection (2)(a) if:
- (a) the land to which the enforcement notice relates is in England, and
  - (b) the enforcement notice was issued at a time:
    - (i) after the making of a related application for planning permission, but
    - (ii) before the end of the period applicable under section 78(2) in the case of that application.
- (2B) An application for planning permission for the development of any land is, for the purposes of subsection (2A), related to an enforcement notice if granting planning permission for the development would involve granting planning permission in respect of the matters specified in the enforcement notice as constituting a breach of planning control.
- (2C) Where any breach of planning control constituted by the matters stated in the notice relates to relevant demolition (within the meaning of section 196D), an appeal may also be brought on the grounds that:
- (a) the relevant demolition was urgently necessary in the interests of safety or health;
  - (b) it was not practicable to secure safety or health by works of repair or works for affording temporary support or shelter; and
  - (c) the relevant demolition was the minimum measure necessary.
- (2D) An appeal against an enforcement notice may not be brought on the ground that planning permission ought to be granted in respect of a breach of planning control constituted by a matter stated in the notice, as specified in subsection (2)(a), if:
- (a) the land to which the enforcement notice relates is in Wales, and
  - (b) the enforcement notice was issued after a decision to refuse planning permission for a related development was upheld on an appeal under section 78 (and for this purpose development is “related” if granting planning permission for it would involve granting planning permission in respect of the matter concerned).
- (2E) An appeal may not be brought on the ground that a condition or limitation ought to be discharged, as specified in subsection (2)(a), if:
- (a) the land to which the enforcement notice relates is in Wales, and
  - (b) the enforcement notice was issued after a decision to grant planning permission subject to the condition or limitation was upheld on an appeal under section 78.
- (2F) For the purposes of subsections (2D) and (2E), references to a decision that has been upheld on an appeal include references to a decision in respect of which:

- (a) the Welsh Ministers have, under section 79(6), declined to determine an appeal or to proceed with the determination of an appeal;
  - (b) an appeal has been dismissed under section 79(6A).
- (3) An appeal under this section shall be made:
- (a) by giving written notice of the appeal to the Secretary of State before the date specified in the enforcement notice as the date on which it is to take effect; or
  - (b) by sending such notice to him in a properly addressed and pre-paid letter posted to him at such time that, in the ordinary course of post, it would be delivered to him before that date ; or
  - (c) by sending such notice to him using electronic communications at such time that, in the ordinary course of transmission, it would be delivered to him before that date.
- (4) A person who gives notice under subsection (3) shall submit to the Secretary of State, either when giving the notice or within the prescribed time, a statement in writing:
- (a) specifying the grounds on which he is appealing against the enforcement notice; and
  - (b) giving such further information as may be prescribed.
- (5) If, where more than one ground is specified in that statement, the appellant does not give information required under subsection (4)(b) in relation to each of those grounds within the prescribed time, the Secretary of State may determine the appeal without considering any ground as to which the appellant has failed to give such information within that time.
- (6) In this section “*relevant occupier*” means a person who:
- (a) on the date on which the enforcement notice is issued occupies the land to which the notice relates by virtue of a licence; and
  - (b) continues so to occupy the land when the appeal is brought

### **175. Appeals: supplementary provisions.**

- (1) The Secretary of State may by regulations prescribe the procedure which is to be followed on appeals under section 174 and, in particular, but without prejudice to the generality of this subsection, may:
- (a) require the local planning authority to submit, within such time as may be prescribed, a statement indicating the submissions which they propose to put forward on the appeal;
  - (b) specify the matters to be included in such a statement;
  - (c) require the authority or the appellant to give such notice of such an appeal as may be prescribed;
  - (d) require the authority to send to the Secretary of State, within such period from the date of the bringing of the appeal as may be

prescribed, a copy of the enforcement notice and a list of the persons served with copies of it.

- (2) The notice to be prescribed under subsection (1)(c) shall be such notice as in the opinion of the Secretary of State is likely to bring the appeal to the attention of persons in the locality in which the land to which the enforcement notice relates is situated.
- (3) Subject to section 176(4), the Secretary of State shall, if either the appellant or the local planning authority so desire, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.
- (3A) Subsection (3) does not apply to an appeal against an enforcement notice issued by a local planning authority in England.
- (3B) Subsection (3) does not apply to an appeal against an enforcement notice issued by a local planning authority in Wales.
- (4) Where an appeal is brought under section 174 the enforcement notice shall subject to any order under section 289(4A) be of no effect pending the final determination or the withdrawal of the appeal.
- (5) Where any person has appealed to the Secretary of State against an enforcement notice, no person shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.
- (6) Schedule 6 applies to appeals under section 174, including appeals under that section as applied by regulations under any other provisions of this Act.

#### **176. General provisions relating to determination of appeals.**

- (1) On an appeal under section 174 the Secretary of State may:
  - (a) correct any defect, error or misdescription in the enforcement notice; or
  - (b) vary the terms of the enforcement notice,if he is satisfied that the correction or variation will not cause injustice to the appellant or the local planning authority.
- (2) Where the Secretary of State determines to allow the appeal, he may quash the notice.
- (2A) The Secretary of State shall give any directions necessary to give effect to his determination on the appeal.
- (3) The Secretary of State:

- (a) may dismiss an appeal if the appellant fails to comply with section 174(4) within the prescribed time; and
  - (b) may allow an appeal and quash the enforcement notice if the local planning authority fail to comply with any requirement of regulations made by virtue of paragraph (a), (b), or (d) of section 175(1) within the prescribed period.
- (4) If section 175(3) would otherwise apply and the Secretary of State proposes to dismiss an appeal under paragraph (a) of subsection (3) of this section or to allow an appeal and quash the enforcement notice under paragraph (b) of that subsection, he need not comply with section 175(3).
- (5) Where it would otherwise be a ground for determining an appeal under section 174 in favour of the appellant that a person required to be served with a copy of the enforcement notice was not served, the Secretary of State may disregard that fact if neither the appellant nor that person has been substantially prejudiced by the failure to serve him.

**177. Grant or modification of planning permission on appeals against enforcement notices.**

- (1) On the determination of an appeal under section 174, the Secretary of State may:
- (a) grant planning permission in respect of the matters stated in the enforcement notice as constituting a breach of planning control, whether in relation to the whole or any part of those matters or in relation to the whole or any part of the land to which the notice relates;
  - (b) discharge any condition or limitation subject to which planning permission was granted;
  - (c) determine whether, on the date on which the appeal was made, any existing use of the land was lawful, any operations which had been carried out in, on, over or under the land were lawful or any matter constituting a failure to comply with any condition or limitation subject to which planning permission was granted was lawful and, if so, issue a certificate under section 191.
- (1A) The provisions of sections 191 to 194 mentioned in subsection (1B) shall apply for the purposes of subsection (1)(c) as they apply for the purposes of section 191, but as if:
- (a) any reference to an application for a certificate were a reference to the appeal and any reference to the date of such an application were a reference to the date on which the appeal is made; and
  - (b) references to the local planning authority were references to the Secretary of State.

(1B) Those provisions are: sections 191(5) to (7), 193(4) (so far as it relates to the form of the certificate), (6) and (7) and 194.

(1C) Subsection (1)(a) applies only if the statement under section 174(4) specifies the ground mentioned in section 174(2)(a).

(2) In considering whether to grant planning permission under subsection (1), the Secretary of State shall have regard to the provisions of the development plan, so far as material to the subject matter of the enforcement notice, and to any other material considerations.

(3) The planning permission that may be granted under subsection (1) is any planning permission that might be granted on an application under Part III.

(4) Where under subsection (1) the Secretary of State discharges a condition or limitation, he may substitute another condition or limitation for it, whether more or less onerous.

(5) Where:

(a) an appeal against an enforcement notice is brought under section 174, and

(b) the statement under section 174(4) specifies the ground mentioned in section 174(2)(a),

the appellant shall be deemed to have made an application for planning permission in respect of the matters stated in the enforcement notice as constituting a breach of planning control.

(5A) Where:

(a) the statement under subsection (4) of section 174 specifies the ground mentioned in subsection (2)(a) of that section;

(b) any fee is payable under regulations made by virtue of section 303 in respect of the application deemed to be made by virtue of the appeal; and

(c) the Secretary of State gives notice in writing to the appellant specifying the period within which the fee must be paid,

then, if that fee is not paid within that period, the appeal, so far as brought on that ground, and the application shall lapse at the end of that period.

(6) Any planning permission granted under subsection (1) on an appeal shall be treated as granted on the application deemed to have been made by the appellant.

(7) In relation to a grant of planning permission or a determination under subsection (1) the Secretary of State's decision shall be final.

- (8) For the purposes of section 69 the Secretary of State's decision shall be treated as having been given by him in dealing with an application for planning permission made to the local planning authority.