

02 1227

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE

COPY

ISSUED BY: OLDHAM BOROUGH COUNCIL ("the Council")

1. THIS IS A FORMAL NOTICE which 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 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.

2. THE LAND AFFECTED

The land and premises at 100 Pitt Street, Oldham shown edged red on the attached plan ("the land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the erection of a dormer to the front elevation of 100 Pitt Street, Oldham.

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 dormer, by reason of its siting, materials and design, forms an unduly prominent feature in the street scene and is detrimental to the visual amenity of the area. The unauthorised development is, therefore, contrary to Policy BE1.2 of the Council's Unitary Development Plan. In addition, the dormer, by reason of its siting, appearance and design, is out of character with and detrimental to the appearance of the existing dwelling. Accordingly, the unauthorised development is contrary to Policy BE1.2 of the Council's Unitary Development Plan. The Council does not consider that planning permission should be given, because planning conditions could not overcome these objections to the development, and a retrospective planning application seeking to authorise the erection of the dormer was refused by the Council's Acting Executive Director, Environmental Services, acting under delegated powers, on the 3rd September 2002 for these reasons.

5. WHAT YOU ARE REQUIRED TO DO

Remove the dormer to the front elevation of 100 Pitt Street, Oldham, and remove all building materials, rubble and associated debris arising therefrom from the land.


Time for Compliance: Three months after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 22nd May 2003 unless an appeal is made against it beforehand.

Dated: 10th April 2003

Signed


ANGELA B HARWOOD
SOLICITOR TO THE COUNCIL
Council's authorised officer

on behalf of

OLDHAM BOROUGH COUNCIL
CIVIC CENTRE
WEST STREET
OLDHAM OL1 1UL

YOUR RIGHT OF APPEAL

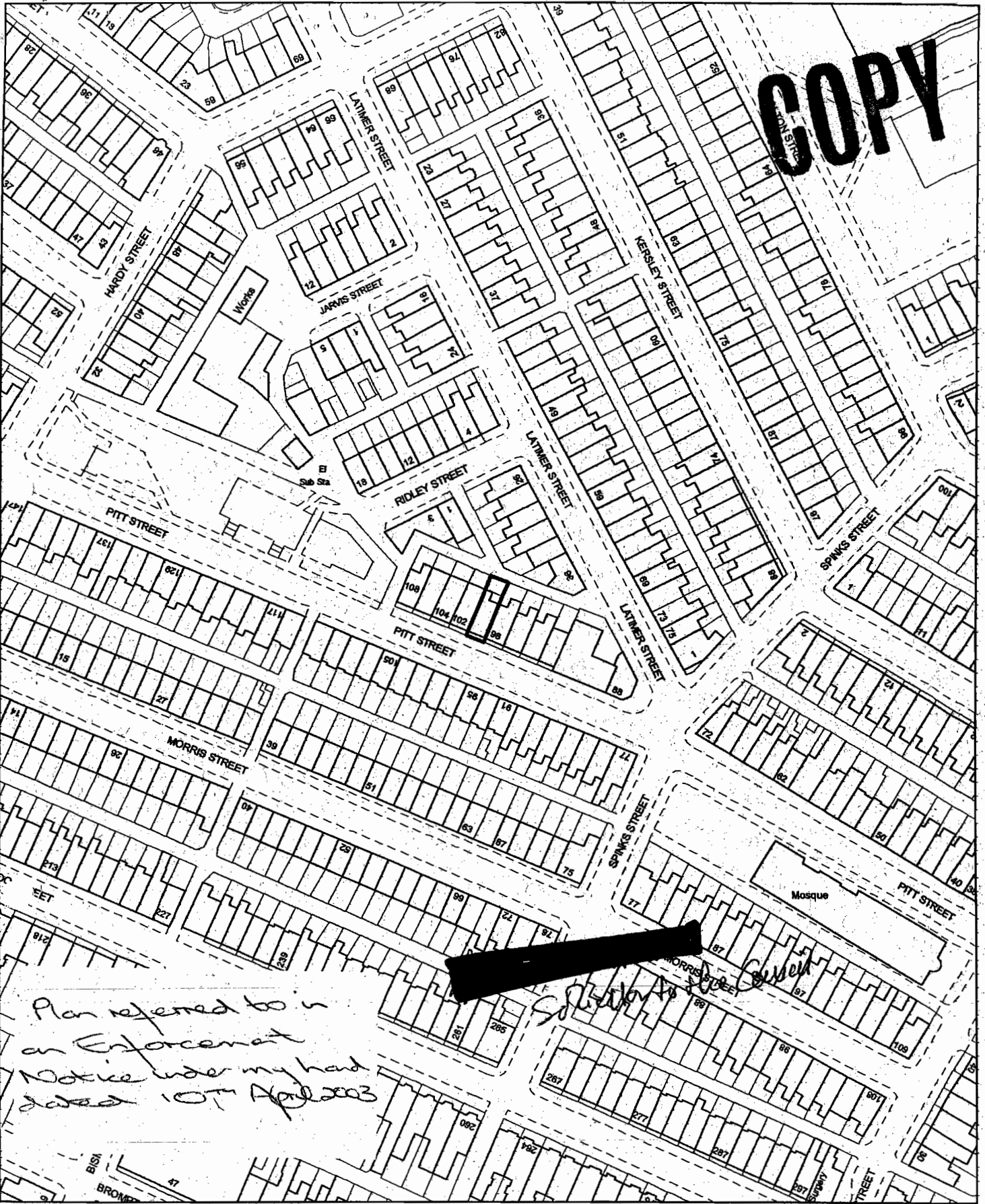
You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the 22nd May 2003. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal, one is for you to keep as a duplicate for your own records, and one is to be forwarded to the Local Authority. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the 22nd May 2003 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 the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

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COPY



ENFORCEMENT NOTICE

Unauthorised Front Dormer Extension

100 Pitt Street,
Glodwick,
Oldham



1:1250

SD9304SE

15/01/2003

OLDHAM
Metropolitan Borough

Environmental Services

Acting Executive Director John Hurst

Civic Centre PO Box 30 West Street Oldham OL1 1UQ