

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 situate at 22 Mayfield Avenue, Springhead, Oldham shown edged red on the attached plan ("the land").

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

Without planning permission, the erection of a timber decking structure within the area hatched red on the attached plan.

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 timber decking structure, by reason of its size, scale and design and its proximity to the boundaries of neighbouring properties has a seriously detrimental effect on the amenities of the occupiers of these properties. In addition, the structure introduces an excessively intrusive feature into the street scene which is harmful to its existing appearance and character. Because of this, the unauthorised development is contrary to the provisions of Policy BE1.2 of the Council's Unitary Development Plan. The Council does not consider that planning permission should be given for the unauthorised development because planning conditions could not overcome these problems, and a retrospective planning application seeking to authorise the said development was refused by the Council's Saddleworth and Lees Area Committee on 4th December 2002 for these reasons.

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

Remove the timber decking structure and all building materials and rubble arising therefrom from the land.


Time for Compliance: 3 months after this notice takes effect.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 6th August 2003 unless an appeal is made against it beforehand.

Dated: 25th June 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

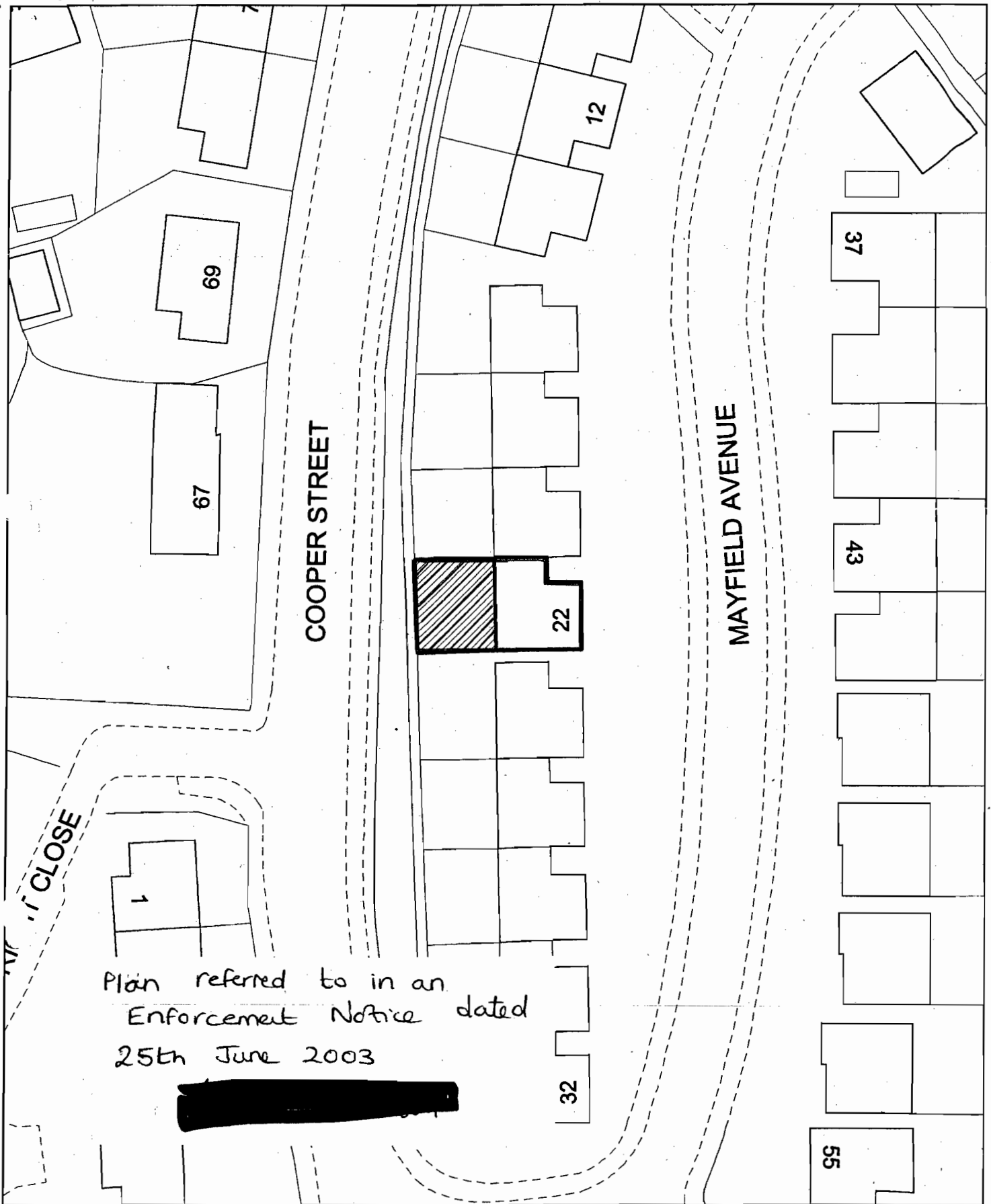
YOUR RIGHT OF APPEAL

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 6th August 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 6th August 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.

Doc Ref: othleg/3069/17gomasb3m



ENFORCEMENT NOTICE
 Unauthorised Timber Decking/Patio Area (hatched red)
 22 Mayfield Avenue,
 Springhead,
 Oldham

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