

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE 'B'

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 dwelling situate at 99 Raper Street, Greenacres, Oldham shown edged red on the attached plan ("the land").

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

Without planning permission, change of use of the first floor of the dwelling to a self contained flat.

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 unauthorised development, by reason of the access to the first floor flat by the external stair case adversely affects the residential amenities enjoyed by the occupants of the surrounding houses. As such, the unauthorised development is contrary to the provisions of Policy H1.4 of the Council's Unitary Development Plan. A retrospective planning application seeking to authorise the development was refused by the Council on the 11th February 2003 for these reasons.

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

Cease the use of the first floor self contained flat at 99 Raper Street, Greenacres, Oldham.


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

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 7th August 2003 unless an appeal is made against it beforehand.

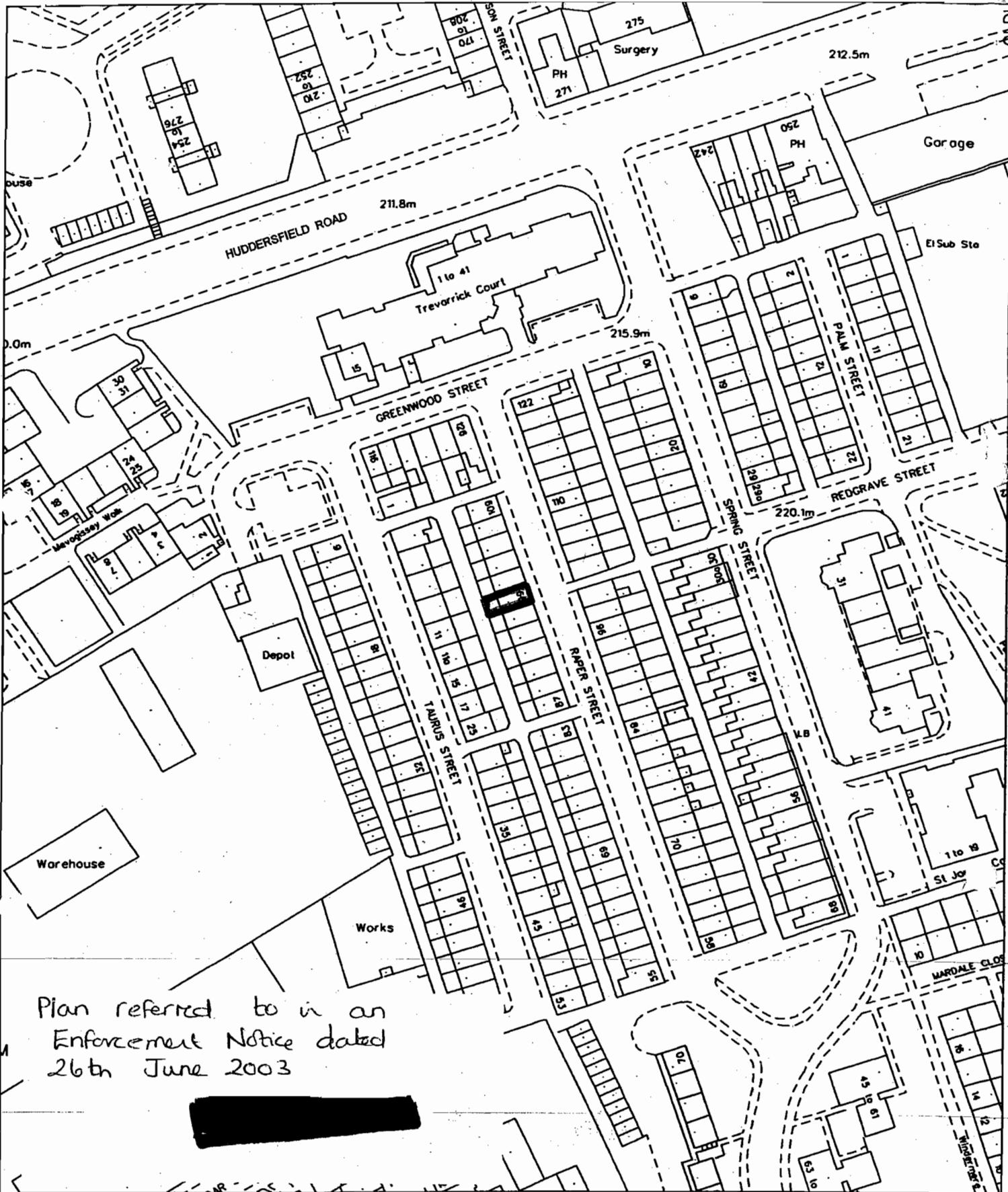
Dated: 26th June 2003

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



Plan referred to in an
 Enforcement Notice dated
 26th June 2003



ENFORCEMENT NOTICE

Unauthorised Change of Use to Two Self Contained Flats and Erection of an External Staircase

**99 Raper Street,
 Greenacres, Oldham**

Scale : 1 : 1250

OS Ref :

Date : 24-Mar-03



OLDHAM
 Metropolitan Borough

Environmental Services

Acting Executive Director **John Hurst**
 Civic Centre PO Box 30 West Street Oldham OL1 1UQ

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IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE 'A'

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, in relation to 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 dwelling situate at 99 Raper Street, Greenacres, Oldham shown edged red on the attached plan ("the land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the erection of an external staircase to the rear of the dwelling at 99 Raper Street, Greenacres, 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 said external staircase provides access to the first floor self contained flat at the said dwelling, and its use and appearance adversely affects the residential amenities enjoyed by the occupants of the surrounding houses and represents an incongruous feature in the street scene. As such, the unauthorised development is contrary to the provisions of Policy H1.4 of the Council's Unitary Development Plan, and a retrospective planning application was refused by the Council on the 11th February 2003 for these reasons.

5. WHAT YOU ARE REQUIRED TO DO

Remove the external staircase 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 7th August 2003 unless an appeal is made against it beforehand.

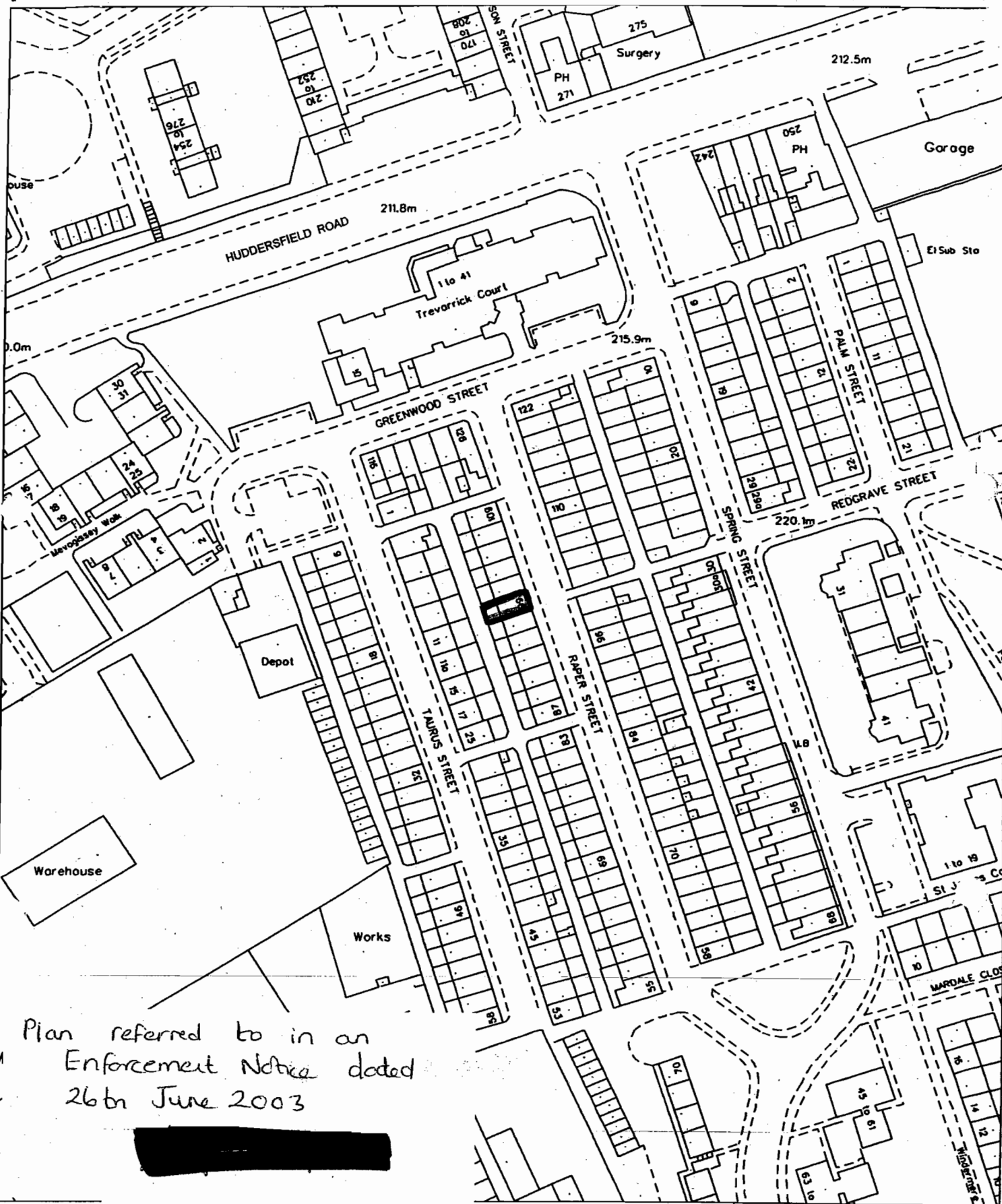
Dated: 26th June 2003

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



ENFORCEMENT NOTICE

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OLDHAM
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