

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

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 132 Brompton Street Oldham shown edged red on the attached plan ("the land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the erection of front and rear dormers on the land.

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 front dormer, by virtue of its siting, design and choice of materials forms an unduly prominent feature in the street scene and would be detrimental to the visual amenity of the area. The proposal is therefore contrary to the provisions of Policy BE1.2 of Oldham's Adopted Unitary Development Plan. The rear dormer, by virtue of its size, appearance and design is out of character with and detrimental to the appearance of the existing dwelling. The proposal is therefore contrary to the provisions of Policy BE1.2 of Oldham's Adopted Unitary Development Plan.

5. WHAT YOU ARE REQUIRED TO DO

Permanently remove the front and rear dormers.

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

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 1st December 2005 unless an appeal is made against it beforehand.

Dated: 20th October 2005

Signed : 

AILEEN M JOHNSON
SOLICITOR TO THE COUNCIL
Council's authorised officer

on behalf of OLDHAM BOROUGH COUNCIL
CIVIC CENTRE
WEST STREET
OLDHAM OL1 1UL

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 Secretary of State before the 1st December 2005. The enclosed booklet "Making your enforcement appeal" sets out your rights, the grounds of appeal and the procedure to be followed. 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

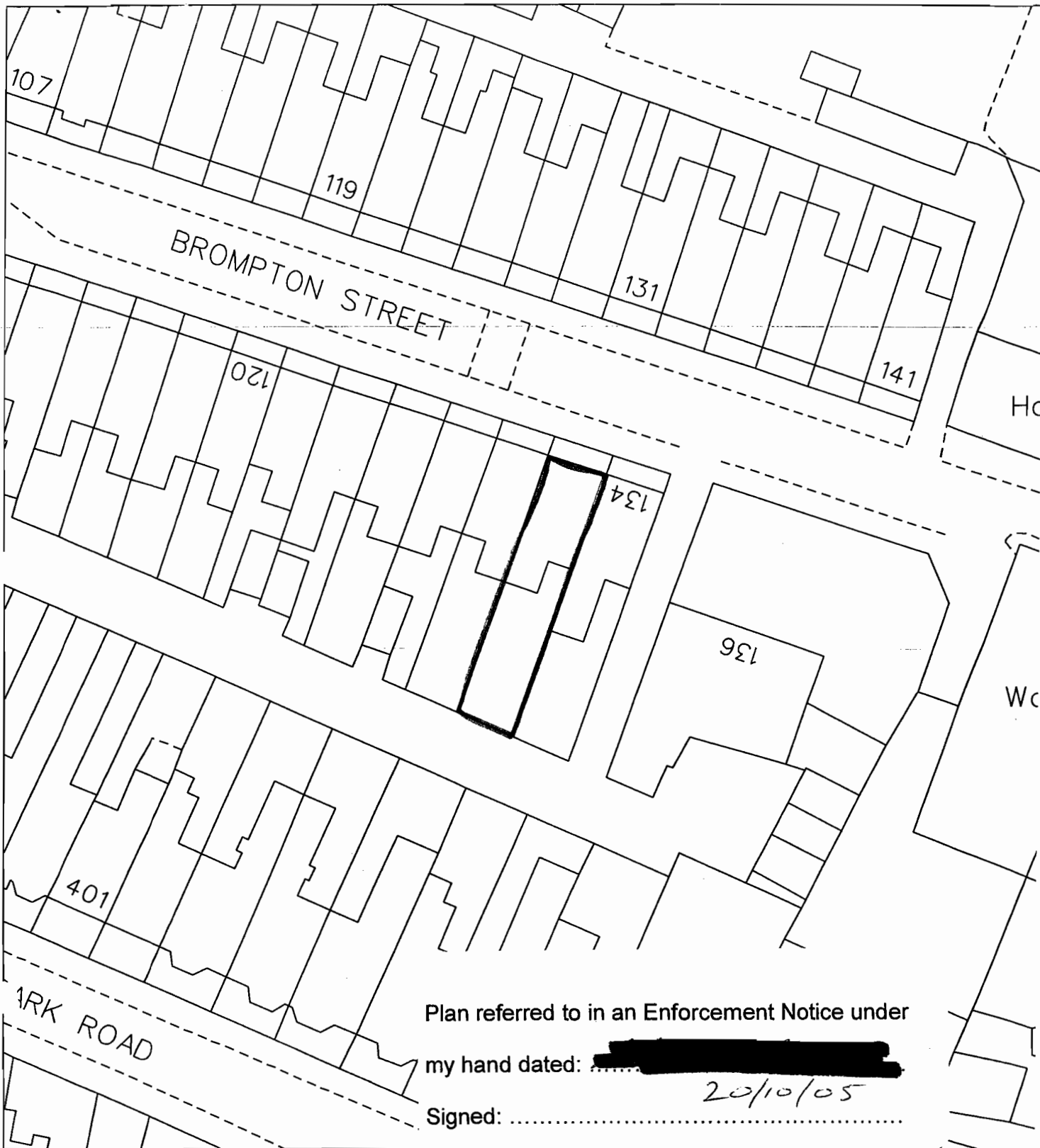
If you do not appeal against this enforcement notice, it will take effect on the 1st December 2005 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT ADDITIONAL INFORMATION

The fee for the deemed planning application is £270 half of which is payable to the Council and half to the Office of the Deputy Prime Minister. There is no fee for the appeal itself.

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

Mohammed Mehraj of 132 Brompton Street, Oldham
Tapestart Limited of 13 Compton Avenue, Skewen, Neath, West Glamorgan
James Longley Armistead of 357 Park Road, Oldham



ENFORCEMENT NOTICE

Unauthorised Front and Rear Dormer Extension
132 Brompton Street,
Oldham

