

**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 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. 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 premises. In addition, the structure introduces an excessively obtrusive 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.

5. WHAT YOU ARE REQUIRED TO DO

Permanently remove the unauthorised decking structure and any materials and debris resulting from its removal from the land.

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

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 30th May 2006 unless an appeal is made against it beforehand.

Dated: 18th April 2006

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 30th May 2006. 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

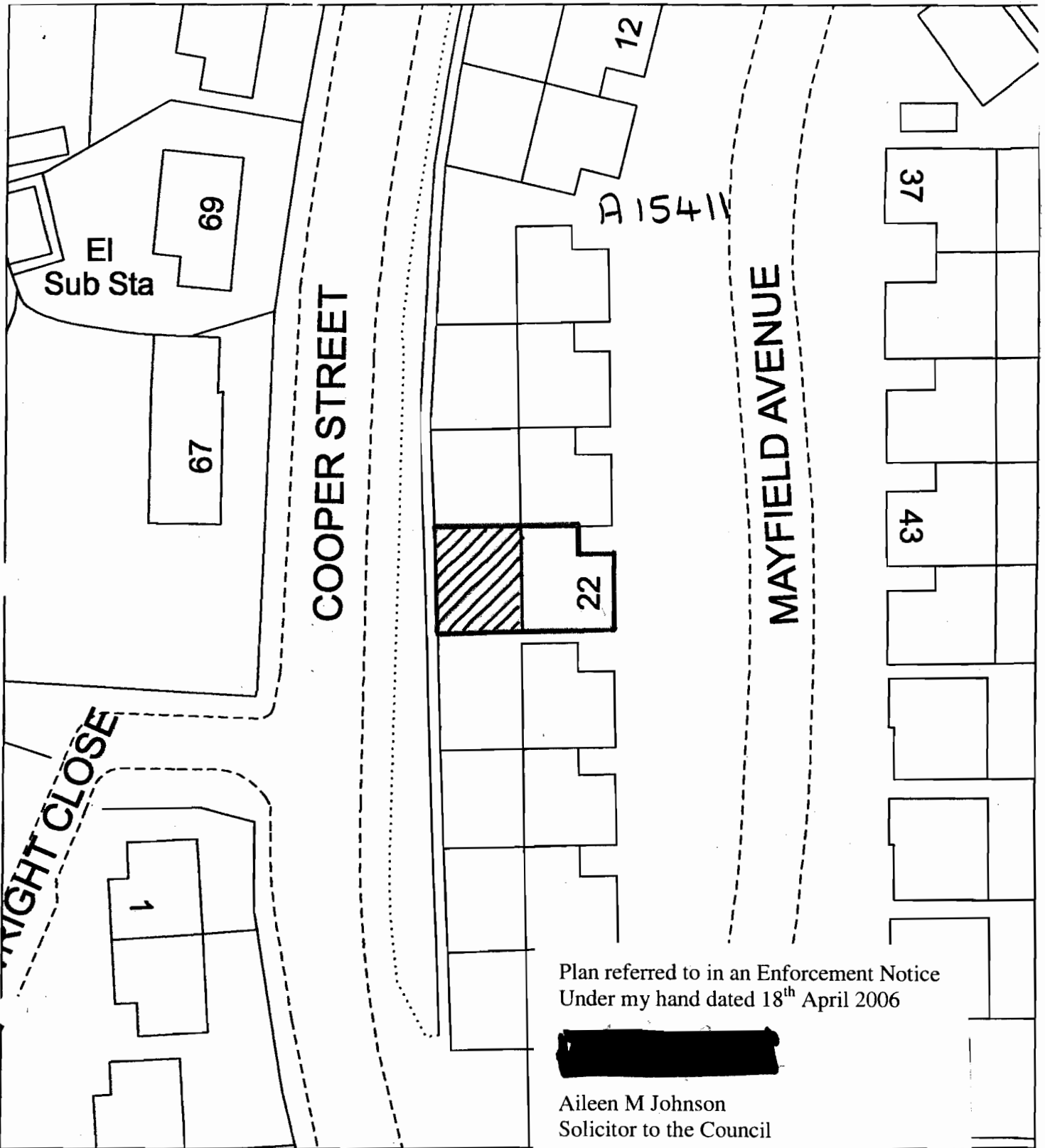
If you do not appeal against this enforcement notice, it will take effect on the 30th May 2006 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in the notice. Failure to comply with an enforcement notice 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 £270.00p 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:-

1. Mr N.V. McGilvray 22 Mayfield Avenue Springhead Oldham
2. Ms C.A. Williams 22 Mayfield Avenue Springhead Oldham
3. Ms W.M. Ashworth 35 Helston Drive Royton Oldham (as freeholder of the property)



Plan referred to in an Enforcement Notice
Under my hand dated 18th April 2006

[Redacted Signature]
Aileen M Johnson
Solicitor to the Council

ENFORCEMENT NOTICE

Unauthorised Timber Decking/Patio Area (hatched red)

22 Mayfield Avenue,
Springhead,
Oldham

