

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 Metropolitan Borough Council ("the Council")

1. **THIS NOTICE** 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.
2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at 35 Werneth Crescent, Oldham, OL8 4LT as shown edged red on the accompanying plan ("the Land")
3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

The building, without planning permission, of a single storey rear extension to the dwelling house 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 single storey rear extension by reason of its siting, size, and design results in an incongruous and jarring form of development which is out of keeping with the scale, massing and general built form of the existing house and has an adverse visual impact on the street scene and general character of the surrounding area such that the development is contrary to Policy D1.11 of the Oldham Unitary Development Plan 2006.
5. **WHAT YOU ARE REQUIRED TO DO**

Demolish all unauthorised building work and remove demolition materials from the Land.
6. **TIME FOR COMPLIANCE**

Demolish all unauthorised building work and remove demolition materials from the Land within 3 months of the date on which the notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 30th November 2010, unless an appeal is made against it beforehand.

Dated: 22nd October 2010

Signed: *Alan Evans*.....

**For Paul Entwistle
Borough Solicitor
Council's authorised Officer**

On behalf of: Oldham Metropolitan 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 date specified in paragraph 7 of the notice.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the notice 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 specified in paragraph 6 of this 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 permission application is £150, half of which is payable to the Council and half to the Department for Communities and Local Government. There is no fee for the appeal itself.

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

Farooq Shafi Butt, 35 Werneth Crescent, Oldham OL8 4LT
Shahina Khalid, 35 Werneth Crescent, Oldham OL8 4LT



Plan referred to in an Enforcement Notice under
 my hand dated: 22nd October 2010
 Signed: *Alem Evans*



Planning Services
 Oldham MBC
 PO Box 30
 Civic Centre
 West Street
 Oldham
 OL1 1UQ

Contact Us -
 Phone: 0161 911 4105
 Fax: 0161 911 3104
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Date: 06:10:10
 Scale 1:1250

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