

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

34 Grendon Avenue Oldham OL8 4HT shown edged red on the attached plan ("the land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, construction of a front dormer roof extension

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 size, siting and design, dominates the front elevation of the dwelling house and forms a incongruous and unduly prominent feature in the street scene which is both detrimental to the appearance of the dwelling and the visual amenity of the area. The proposal is therefore contrary to policy D1.11 of the adopted Oldham Unitary Development Plan 2006.

5. WHAT YOU ARE REQUIRED TO DO

Permanently remove the unauthorised front dormer extension and reinstate the roof with roof tiles to match the existing and remove all building and construction materials from the site, as shown edged red on the attached plan.

Time for Compliance: The works specified in the paragraph above shall be commenced within 3 months after this notice takes effect and completed within 6 months of this date.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 2nd September 2009 unless an appeal is made against it beforehand.

Dated: 3rd August 2009

Signed : Alan Evans

PAUL ENTWISTLE
ACTING BOROUGH SOLICITOR
Council's authorised officer

on behalf of OLDHAM BOROUGH COUNCIL
CIVIC CENTRE



TOWN AND COUNTRY PLANNING ACT 1990
Enforcement Notice Site Plan

Planning Application Reference: EC/09/143

Location: 34 Gredon Avenue, Oldham

Alan Evans 3/8/09

Approved for the Enforcement Notice purposes only. This is not a site plan for the purpose of the Town and Country Planning Act 1990. It is not a site plan for the purpose of the Town and Country Planning Act 1990. It is not a site plan for the purpose of the Town and Country Planning Act 1990.



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OLDHAM 
 Metropolitan Borough

Environmental Services

Acting Executive Director: John Hurst MBE
 Civic Centre PO Box 30 West Street Oldham OL1 1UD