

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 contains important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 50 Kersley Street, Glodwick, OL4 1 DN as shown edged red on the accompanying plan ("the Land")

3 THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

The erection of a front dormer window extension on the residential dwelling on the Land without the benefit of planning permission.

4. REASONS FOR ISSUING THIS NOTICE

The front dormer window extension by virtue of its size, appearance and design is out of character with and detrimental to the appearance of the existing dwelling and the terraced row as a whole. It results in the introduction of an unduly prominent feature into the street scene and is therefore detrimental to the visual amenity of the area. Kersley Street has a largely uninterrupted roofline which gives the street definition and places the emphasis on the front of the properties. The introduction of the front dormer disrupts the appearance of the roof plane and detracts from the character of the dwelling. The dormer is therefore contrary to the provisions of Policy D1.11 (House Extensions) of Oldham's Adopted Unitary Development Plan. It appears to the Council that the above breach of planning control has occurred within the last four years.

5. WHAT YOU ARE REQUIRED TO DO

Permanently remove the front dormer window extension from the residential dwelling on the Land and make good the roof to match existing materials.

6. TIME FOR COMPLIANCE

The actions specified in 5 above must be carried out within three months of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 23rd September 2011, unless an appeal is made against it beforehand.

Dated: 19th August 2011

Signed:

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

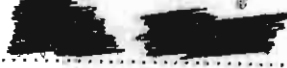
The fee for the deemed planning permission application is £300 half of which is payable to the Council and half to the Department for Communities and Local Government. There is no fee for the appeal itself.

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

Mr Mohammed Azar, 50 Kersley Street, Glodwick, Oldham OL4 1DN



Plan referred to in an Enforcement Notice under
 my hand dated: 19th August 2011

Signed: 

ctlls -
 t: 0161 911 4105
 f: 0161 911 3104
 e: planning@oldham.gov.uk
 www.oldham.gov.uk

Date: 10:08:11

Scale 1:1000

