

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 31 Woodend Street, Oldham, OL1 2BZ as shown edged red on the accompanying plan ("the Land")

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

The erection on the dwellinghouse on the Land of a conservatory on the elevation facing Godson Street, Oldham without the benefit of planning permission.

4. REASONS FOR ISSUING THIS NOTICE

1. The conservatory by reason of its size, siting, scale, massing, materials, appearance and design will result in an incongruous and overdominant form of development that would be detrimental to the character and appearance of the street scene as a whole. The development would therefore be contrary to the provisions Policy D1.11 (House Extensions) and Policy D1.1 (General Design Criteria) of the Oldham Metropolitan Borough Unitary Development Plan.

2. The breach of planning control has occurred within the last four years.

5. WHAT YOU ARE REQUIRED TO DO

Permanently remove from the Land the conservatory from the elevation of the dwellinghouse facing Godson Street, Oldham and all material resulting from its removal.

6. TIME FOR COMPLIANCE

The actions specified in 5 above must be carried out within 3 months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 1st December 2011, unless an appeal is made against it beforehand.

Dated: 31st October 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

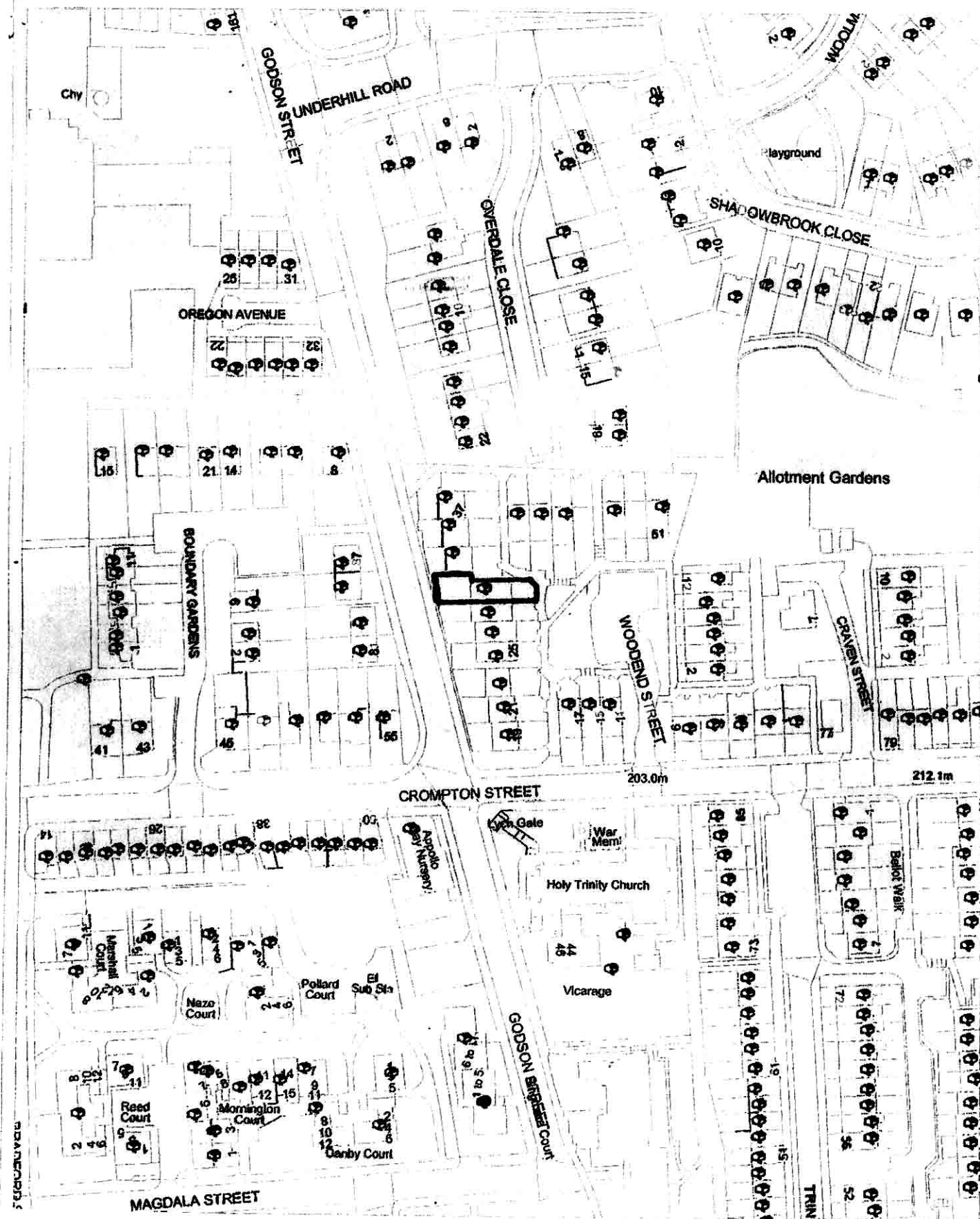
If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of this notice. 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 Simeon Hernandez Torres and Mrs Donnabelle Lapuz Torres of 31
Woodend Street, Coldhurst, Oldham OL1 2BZ



Plan referred to in an Enforcement Notice under
 my hand dated: ...31...OCTOBER 2011
 Signed:

ict Use
 0161 911 4105
 0161 911 3104
 : planning@oldham.gov.uk
 www.oldham.gov.uk

Date: 22:09:11

Scale 1:1250



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