

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 1 Spinks Street, Oldham, OL4 1DW as shown edged red on the accompanying plan ("the Land")

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

Without planning permission the erection of a 'box style' dormer that spans the front and rear elevations of the property 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 dormer by reason of its size, scale, appearance, design and prominent setting, relates poorly and detracts from the appearance of this property and is an intrusive and discordant feature in the street scene which is harmful to the visual amenities of the area. The proposal is, therefore, contrary to Policy D1.1 (House Extensions) of the Oldham Metropolitan Borough Unitary Development Plan.

5. **WHAT YOU ARE REQUIRED TO DO**

Permanently remove the 'box style' dormer 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 5th December 2011, unless an appeal is made against it beforehand.

Dated: 3rd November 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: -

Ruksana Ahmed and Ranazia Ahmed, 1 Spinks Street, Oldham OL4 1DW



Plan referred to in an Enforcement Notice under

my hand dated: 3rd NOVEMBER 2011

Signed: [REDACTED]

0161 911 4105
 0161 911 3104
 planning@oldham.gov.uk
 www.oldham.gov.uk

Date: 12.10.11

Scale 1:1250



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