

**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

1 Deepdale, Oldham, OL4 3AU shown edged red on the attached plan ("the land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the erection of a boundary fence that comprises of concrete posts and base panels with arched timber panels above. The fence runs from the side elevation of the bungalow, for a length of 5.64 metres, towards Yorkdale, extending along the back edge of the highway for a length of 8.75 metres and returning towards the bungalow for a length of 5.65 metres. It fully encloses the side and rear garden area and attains a height above ground level of between 2 metres and 2.14 metres to the top of the timber in fill arches.

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 fencing is excessively intrusive feature in the street scene, which is harmful to its existing appearance and open plan character. The development is therefore contrary to Policy D1.1 of the Oldham Metropolitan Borough Unitary Development Plan 2006.

5. WHAT YOU ARE REQUIRED TO DO

Remove the timber panel fence, concrete posts and base panels referred to in paragraph 3 above.

Time for Compliance: 2 months after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 15th June 2009 unless an appeal is made against it beforehand.

Dated: 01/05/2009

Signed : 

Council's authorised officer
on behalf of OLDHAM BOROUGH COUNCIL
CIVIC CENTRE
WEST STREET
OLDHAM OL1 1UL

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 6 of the notice. The enclosed booklet "Making your enforcement appeal" sets out your rights, the grounds of appeal and the procedure to be followed. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal, one is for you to keep as a duplicate for your own records, and one is to be forwarded to the Local Authority. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

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 6 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(s) specified in the 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 application is £350.00 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:-

Miss J Waywell
1 Deepdale
Oldham
OL2 3AU



TOWN AND COUNTRY PLANNING ACT 1990
Enforcement Notice
Planning Application Reference: EC/08/250
Location: 1 Deepdale, Oldham, OL4 3AU.



1:1250

OLDHAM 
 Metropolitan Borough

Environmental Services

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

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