

**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 40-42 Sumner Street, Shaw, Oldham, OL2 8RY 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 creation of a hard surfaced parking area and the erection of associated roof covering and retaining walls and pillars on the Land.

**4. REASONS FOR ISSUING THIS NOTICE**

The development, by reason of the siting, scale, massing and design represents an intrusive and discordant feature in the street scene which would have a harmful effect on the street scene and the character of the area. The development is contrary to Policies 9 and 20 of the Council's Development Plan Document - Joint Core Strategy and Development Management Policies. The breach of planning control has occurred within the last four years.

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

- (i) Permanently remove from the Land the entire roof covering the hard surfaced parking area and the associated retaining walls and pillars; or alternatively
- (ii) Alter the unauthorised building works referred to in paragraph 3 above so that they conform to the parking spaces approved by Planning Approval ref: HH/332717/12 dated 23 August 2012 and plans referenced as Dwg No.5352/12/002 Rev C.

**6. TIME FOR COMPLIANCE**

The actions specified in 5 above must be carried out within 1 month of this notice taking effect.

## 7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 15<sup>th</sup> July 2013, unless an appeal is made against it beforehand.

Dated: 10<sup>th</sup> June 2013

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.

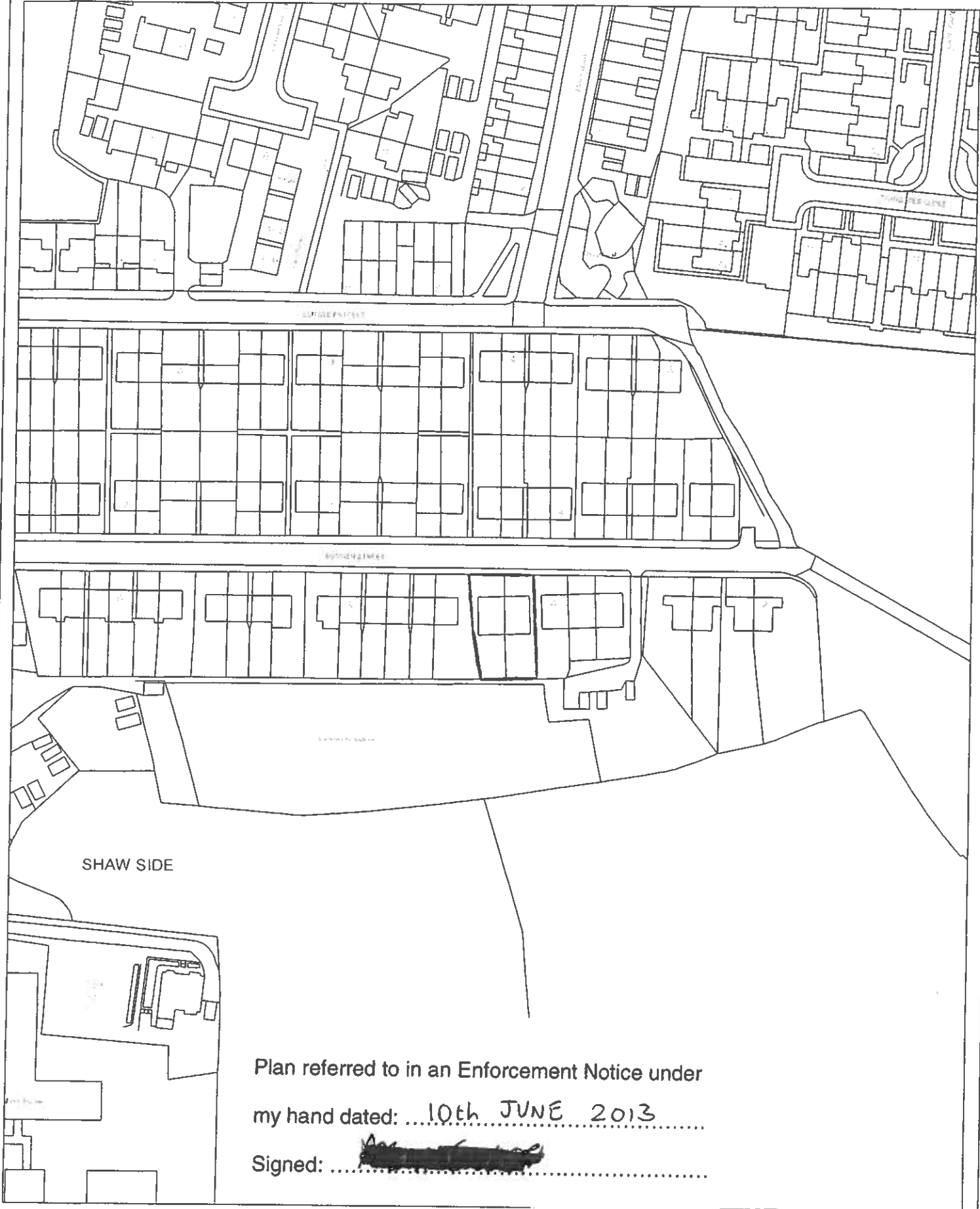
### IMPORTANT ADDITIONAL INFORMATION

The fee for the deemed planning permission application is £344, 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. Ahmed Ali** of 40 Sumner Street, Shaw, Oldham OL2 8RY

**Mr. Mohammed Muddasar Ali** of 40 Sumner Street, Shaw, Oldham, OL2 8RY



Plan referred to in an Enforcement Notice under  
my hand dated: 10th JUNE 2013

Signed: [Signature]

