

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 302 Den Lane, Springhead, Oldham, OL4 4SG as shown edged red on the accompanying Plan 1 ("the Land").

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

Without planning permission the erection on the Land of a raised platform and timber panel fence to front garden

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 raised decking and timber panel fence, by reason of their overall height and close proximity to the habitable room window of No. 304 Den Lane would cause significant harm to the amenity of the occupants of that dwelling house. The development would result in a poor and unacceptable outlook from the habitable room of No.304 Den Lane and as such is contrary to Policy 9 (Local Environment) of the Council's Development Plan Document – Joint Core Strategy and Development Management Policies.

5. WHAT YOU ARE REQUIRED TO DO

Permanently remove from the Land the raised platform and timber panel fence as shown hatched in blue on the attached Plan 2 and remove all resultant material from the Land.

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 8th May 2014, unless an appeal is made against it beforehand.

Dated: 3rd April 2014

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: -

David Allen Talbot, 302 Den Lane, Springhead, Oldham OL4 4SG

Jane Talbot, 302 Den Lane, Springhead, Oldham OL4 4SG

Kathleen Cooper, 302 Den Lane, Springhead, Oldham OL4 4SG

PLAN 1



Plan referred to in an Enforcement Notice under

my hand dated: 3/4/14

Signed: [Redacted Signature]

OLDHAM 
Metropolitan Borough

Planning Services
Oldham MBC
PO Box 30
Civic Centre
West Street
Oldham
OL1 1UQ

Contact Us -
Phone: 0161 770 4105
Fax: 0161 770 3104
Email: planning@oldham.gov.uk
Web: www.oldham.gov.uk



Date: 10/03/14

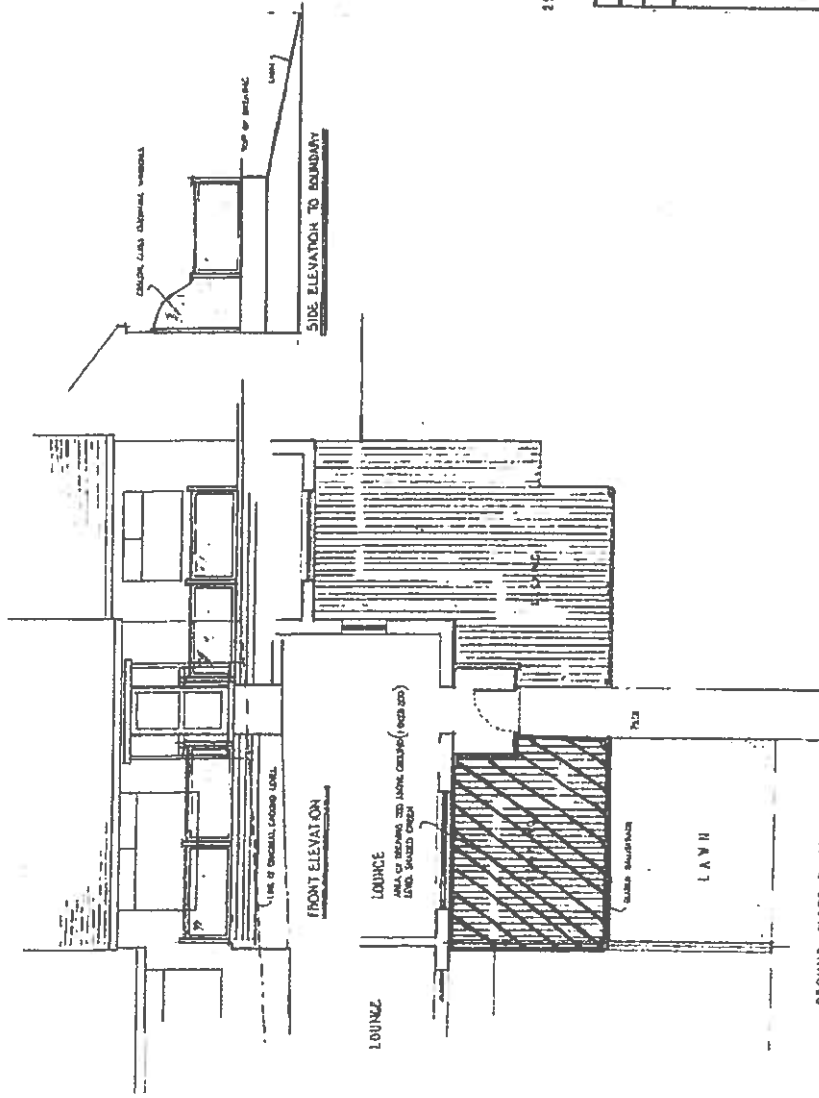
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PLAN 2

AS PROPOSED



33395

28 APR 2011

CLIENT	MR & MRS D TALBOT
PROJECT	REARIC
ADDRESS	1000000 52, MAIN LANE, SPRINGHEAD
DESIGNER	S. INGRAM & ASSOCIATES Building Surveys & Design Company
DATE	2008
SCALE	1:50
DRAWN	S. INGRAM
CHECKED	S. INGRAM
DATE	APRIL 2011
DRAWING No.	1 'C 2

Plan referred to in an Enforcement Notice under

my hand dated: 23/4/14

Signed: [Redacted Signature]

