

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 9 Glenfield Close, Oldham, 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 part single storey / part two storey extension to the rear of the dwelling situated on the Land measuring approximately 5 metres in length and 13.9 metres wide, attaining a maximum height of approximately 7 metres. The single storey element of the rear extension is situated between the larger two storey elements which are sited at opposite ends of the dwelling.

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 extension, by reason of its size, scale, mass and close proximity with nos. 1, 3, and 11 Glenfield Close, would appear significantly oppressive and overbearing to the occupiers of these neighbouring dwellings. The extension would therefore be seriously detrimental to their residential amenity. As such, the proposal is contrary to the provisions of Policy 9 (Local Environment) of the Local Development Framework - Joint Core Strategy and Development Management Policies Development Plan Document.

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

Demolish all the unauthorised building works referred to in paragraph 3 above and remove all demolition materials from the Land.

6. **TIME FOR COMPLIANCE**

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

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 29th February 2012, unless an appeal is made against it beforehand.

Dated: 26th January 2012

Signed: 
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**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: -

Kumar Zaman Raja, 9 Glenfield Close, Oldham OL4 3AB
Noreen Akhtar, 9 Glenfield Close, Oldham OL4 3AB



Plan referred to in an Enforcement Notice under

my hand dated: 26/1/12

Signed: [Redacted Signature]

Contact Us -
 Phone: 0161 911 4105
 Fax: 0161 911 3104
 Email: planning@oldham.gov.uk
 Web: www.oldham.gov.uk

Date: 25.01.12

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Ordnance Survey

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