

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 233 Windsor Road, Oldham, OL8 1AE 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 front dormer extension to the property situated on the Land.

4. REASONS FOR ISSUING THIS NOTICE

The front dormer extension by reason of its size, appearance and design would relate poorly to and detract from the appearance of the existing building. The development results in the introduction of an unduly intrusive and discordant prominent feature into the street scene on Windsor Road and would be harmful to the character and visual amenity of the area. As such the development would be contrary to Policies 9 (Local Environment) and 20 (Design) of the Council's Development Plan Document - Joint Core Strategy and Development Management Policies.

It appears to the Council that the above breach of planning control has occurred within the last four years.

5. WHAT YOU ARE REQUIRED TO DO

Permanently remove the front dormer extension, make good the roof to match existing roofing and remove all resultant materials 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 11 July 2014, unless an appeal is made against it beforehand.

Dated: 9 June 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: -

Mr. Mohammad Zafar Bhatti of 233 Windsor Road, Oldham, OL8 1AE
Mrs. Tamina Khanem Bhatti of 233 Windsor Road, Oldham, OL8 1AE
Mr. Mohammad Zafar Bhatti c/o Madina Foodstore, Unit 2 Clydesdale Works,
Gainsborough Avenue Oldham OL8 1AL



Plan referred to in an Enforcement Notice under
my hand dated: 9TH JUNE 2014

Signed: 

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



Ordnance
Survey

Date 04 06 14

Scale 1:1250



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown copyright is reserved. Reproduction in any form without the permission of the Controller of Her Majesty's Stationery Office is prohibited. Ordnance Survey is a registered trademark of Ordnance Survey Limited. © 2008 Ordnance Survey Limited.

