

**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 272 Frederick Street, Oldham, OL8 4 HG 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 single storey detached outbuilding to the rear of the Land.

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 outbuilding by reason of its scale, massing and siting in relation to the properties at 270 and 274 Frederick Street, would appear unduly oppressive and overbearing when viewed from the ground floor windows and rear garden areas of these neighbouring properties. The proposed development would therefore be significantly detrimental to the visual amenity of the occupiers of numbers 270 and 274 Frederick Street and is therefore contrary to Policy 9 (Local Environment) of the Oldham Local Development Framework Joint Core Strategy and Development Management Policies Development Plan Document.

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

Demolish the unauthorised detached outbuilding and remove from the Land all building material arising from the demolition.

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 5<sup>th</sup> December 2012, unless an appeal is made against it beforehand.

Dated: 1<sup>st</sup> November 2012

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**

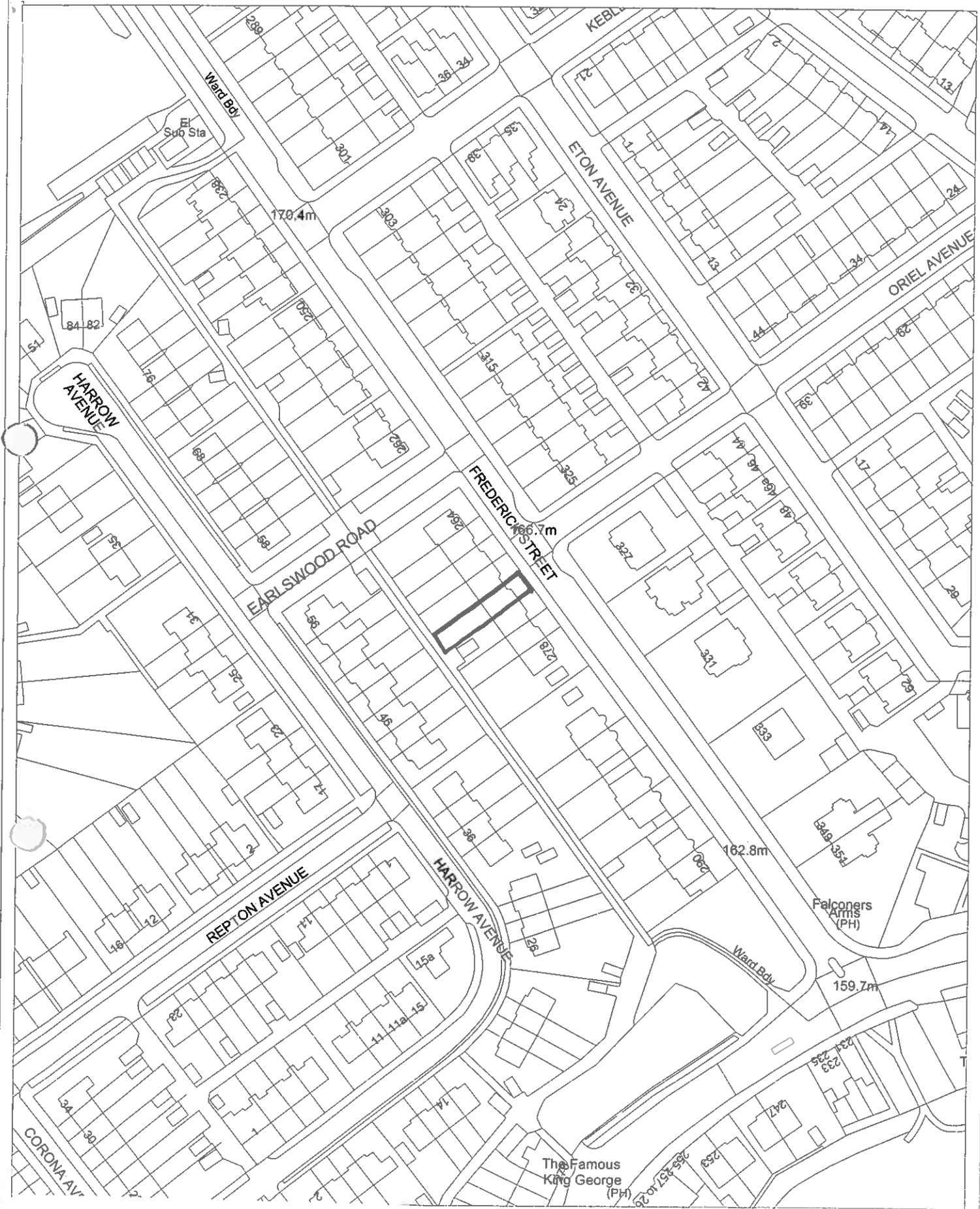
If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of this notice. 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 £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: -

**Ahsan UI Haq, 272 Frederick Street, Oldham OL8 4HG**  
**Sughran Begum, 272 Frederick Street, Oldham OL8 4HG**



Plan referred to in an Enforcement Notice under

my hand dated: 1/4/12

Signed:

act Us  
 te: 0161 911 4105  
 0161 911 3104  
 il: [planning@oldham.gov.uk](mailto:planning@oldham.gov.uk)  
 : [www.oldham.gov.uk](http://www.oldham.gov.uk)

Date: 01:11:12

Scale 1:1250



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Oldham MBC Licence No. 0100019668. 2008