

**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 200 Hollins Road, Oldham, OL8 3DG 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 rear extension on 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 extension by reason of its design, scale and siting is detrimental to the character of the surrounding area and its relationship with the adjoining house at 198 Hollins Road results in an oppressive and overbearing form of development, to the detriment of the residential amenity of the neighbouring property. As such, the proposal is contrary to the provisions of Policy 9 of the Council's Development Plan Document - Joint Core Strategy and Development Management Policies.

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

- (i) Permanently remove the unauthorised rear extension from the Land.
- (ii) Remove from the Land all building materials and rubble arising from compliance with requirement (i) above.
- (iii) Restore the Land and boundary walls to their condition before the breach of planning control took place.

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 2<sup>nd</sup> July 2012 unless an appeal is made against it beforehand.

Dated: 28<sup>th</sup> May 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**

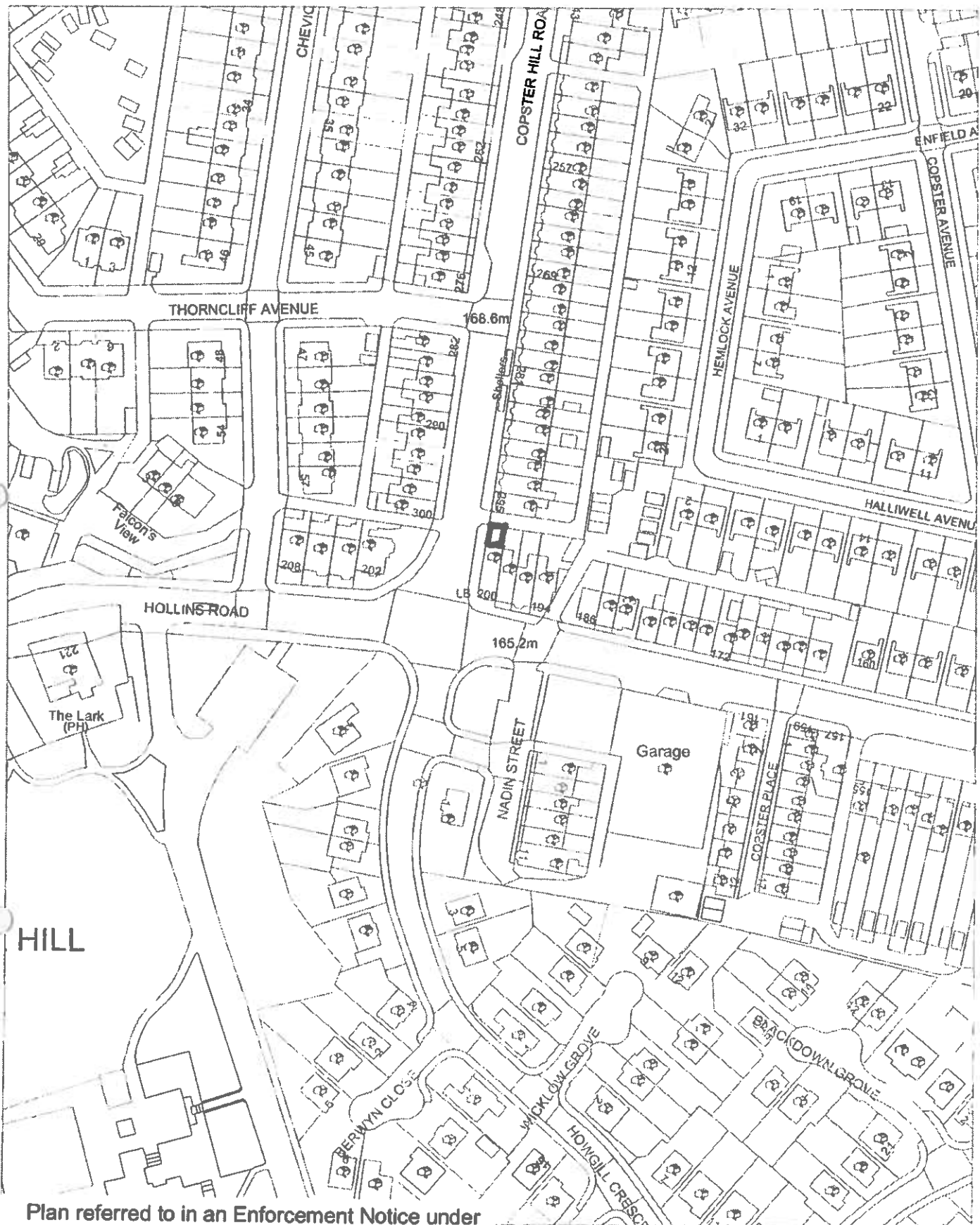
If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of this notice. 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 £340 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: -

Shabaz Ali Abbas & Balquise Bibi of 200 Hollins Road, Oldham OL8 3DG



Plan referred to in an Enforcement Notice under

my hand dated: 28th May 2012

Signed: ~~[Signature]~~

For Use:

no: 0161 911 4105

0161 911 3104

tel: [planning@oldham.gov.uk](mailto:planning@oldham.gov.uk)

or: [www.oldham.gov.uk](http://www.oldham.gov.uk)

Date: 08/05/12

Scale 1:1250



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