

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 48 Cooper Street, Springhead, OL4 4QS 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 creation of a roof terrace above a single storey rear extension and erection of a raised platform to the rear of the property situated on the Land.

4. REASONS FOR ISSUING THIS NOTICE

The creation of the roof terrace and erection of a raised platform by reason of scale, siting and proximity in relation to neighbouring properties, would result in significant overlooking of windows and gardens, thereby causing a loss of privacy, contrary to Policy 9 (Local Environment) and Policy 20 (Design) of the Council's Development Plan Document - Joint Core Strategy and Development Management Policies.

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

5. WHAT YOU ARE REQUIRED TO DO

Permanently remove the raised platform to the rear of the property and remove the railings around the roof of the single storey rear extension, remove the patio door exiting onto the single storey rear extension and replace with a top hung window, make good the existing rear wall 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 6 March 2015, unless an appeal is made against it beforehand.

Dated: 29 January 2015

Signed:

**For Paul Entwistle
Director of Legal Services
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. Eric Gooding of 48 Cooper Street, Springhead, OL4 4QS
Mrs. Anne Iris Gooding of 48 Cooper Street, Springhead, OL4 4QS




Plan referred to in an Enforcement Notice under
 my hand dated: 29th JANUARY 2015



Signed: 



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

Contact Us -
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Date: 19 01 15
 Scale 1:1250 

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