

**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 204 Oldham Road, Royton, Oldham, OL2 5AA 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 side extension to the property situated on the Land.

4. **REASONS FOR ISSUING THIS NOTICE**

The single storey side extension by reason of its size, design and appearance, relates poorly to the host property. The development has resulted in the introduction of an incongruous and discordant feature into the street scene on Oldham Road, Royton and is harmful to the character and visual amenity of the surrounding area. The development is therefore considered to 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 single storey side extension, make good the existing 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 20 February 2017, unless an appeal is made against it beforehand.

Dated: 19/1/17

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 which is payable to the Council. There is no fee for the appeal itself.

A copy of this Enforcement Notice has been served on the following persons: -

~~XXXXXX~~ of 204 Oldham Road, Royton, Oldham OL2 5AA  
~~XXXXXX~~ of 204 Oldham Road, Royton, Oldham OL2 5AA  
Barclays Bank PLC of P.O. Box 187, Leeds LS11 1AN

