

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 regards to the provisions of the Development Plan and to other material planning considerations. The Annex at the end of the Notice contains additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at 477 Rochdale Road, Shaw OL2 7NP as shown edged in 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 fence which is over the permitted development height of 1 metre and which surrounds the dwelling on the Land.

4. REASONS FOR ISSUING THIS NOTICE

The development affects the character and appearance of the surrounding area. The height and design of the fence is 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 breaches of planning control have occurred within the last four years.

5. WHAT YOU ARE REQUIRED TO DO

1) Permanently remove from the Land, the fence shown between points A – C on the accompanying plan; or

- 2) Reduce the height of the fence on the Land shown between points A – C on the accompanying plan to 1 metre or lower (this being the permitted development height).

6. TIME FOR COMPLIANCE

The action specified in paragraph 5 above must be carried out within two months of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 4 October 2019, unless an appeal is made against it beforehand.

Dated: 30 August 2019

Signed: 

**For Paul Entwistle
Director of Legal Services
Council's Authorised Officer**

On behalf of: Oldham Metropolitan Borough Council
Civic Centre
Wet 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

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

Asma Noman Bhatti; 477 Rochdale Road, Shaw, OL2 7NP

477 Rochdale Road, Shaw



Plan referred to in an Enforcement Notice
RELATING TO 477 ROCHDALE ROAD SHAW

Dated: 30/8/19

Signed: Alan Evans

Drawn by:	
Division:	
Drawing No:	
Date: 18.07.19	Scale: 1:800

Oldham Council
Civic Centre
West Street
Oldham
OL1 1UT

