

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

18 Hall Street, Royton OL2 5PR 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 boundary fences to the front of the dwelling house on the Land which are over 1 metre in height and adjacent to a highway used by vehicular traffic.

4. REASONS FOR ISSUING THIS NOTICE

The fences, by virtue of their prominent position, size and design, result in obstruction to visibility between vehicles entering or leaving the Land and users of the adjacent highway and represent an adverse visual intrusion on the street scene 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 breach of planning control has occurred within the last four years.

5. WHAT YOU ARE REQUIRED TO DO

1. Permanently remove from the Land the fence panels on each side of the drive between the front wall of the dwelling house and the highway boundary or,
2. Reduce the height of each of the fence panels to no more than 1 metre in height on each side of the drive between the front wall of the dwelling house and the highway boundary.

6. TIME FOR COMPLIANCE

The actions specified in paragraph 5 overleaf must be carried out within one month of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 9 December 2019, unless an appeal is made against it beforehand.

Dated: 4 November 2019

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

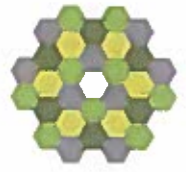
The fee for the deemed planning permission application is £412 which is payable to the Council. There is no fee for the appeal itself.

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

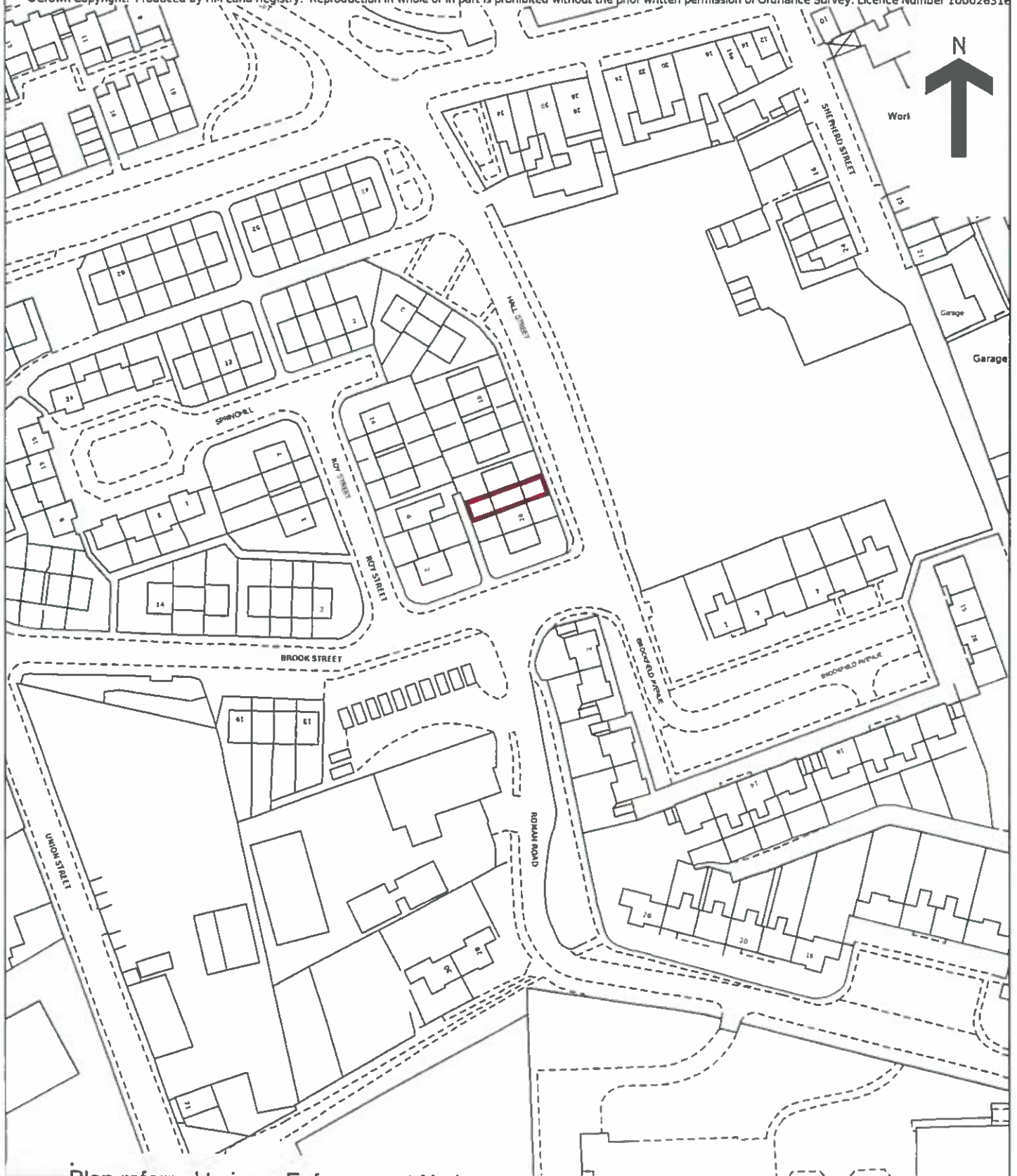
Howard Lancashire of 18 Hall Street, Royton OL2 5PR
Tracy Lancashire of 18 Hall Street, Royton OL2 5PR

HM Land Registry
Official copy of
title plan

Title number **GM933816**
Ordnance Survey map reference **SD9107NE**
Scale **1:1250**
Administrative area **Greater Manchester :**
Oldham



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Plan referred to in an Enforcement Notice
RELATING TO 18 HALL STREET ROYTON
OL2 5PR

Dated: 4/11/19

Signed: Alan Evans ge.