

**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**

70 Langham Road, Oldham, OL8 1AX as shown edged red on the accompanying plan (“the Land”).

**3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

The construction of a single storey rear extension to the dwelling house on the Land without the benefit of planning permission.

**4. REASONS FOR ISSUING THIS NOTICE**

The development, by reason of its presence, adversely affects the residential and visual amenity of the surrounding area. The extension is 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 from the dwelling house on the Land the unauthorised single storey rear extension.

**6. TIME FOR COMPLIANCE**

The actions specified in paragraph 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 22 May 2020, unless an appeal is made against it beforehand.

Dated: 22 April 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

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

**Nazir Ahmed** of 70 Langham Road, Oldham OL8 1AX

# 70 Langham Road



Plan referred to in an Enforcement Notice  
RELATING TO 70 LANGHAM ROAD OLDHAM

Dated: 22/4/20

Signed: Alan Evans

Drawn by:	
Division:	
Drawing No:	
Date: 10.03.20	Scale: 1:450

Oldham Council  
Civic Centre  
West Street  
Oldham  
OL1 1UT



**Oldham**  
Council