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**

    808 Hollins Road, Oldham OL8 4SA 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 rear dormer which exceeds the height of the highest part of the existing roof of the dwellinghouse on the Land and in respect of which the materials used in the exterior work is not of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse, as required by the Town and Country Planning (General Permitted Development) (England) Order 2015.

4. **REASONS FOR ISSUING THIS NOTICE**

    By reason of its size, scale, design and position in close proximity to the neighbouring property the rear dormer has an overbearing and oppressive impact which is detrimental to the amenity of the area and is therefore contrary to Policy 9 (Local Environment) 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 the rear dormer from the dwellinghouse on the Land and make good the roof to match existing materials;
       or
    2. Reduce the size of the dormer so that no part of it exceeds the height of the highest part of the existing roof of the dwellinghouse on the Land and the edge of the dormer closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
    3. Reconstruct the exterior of the rear dormer with materials which are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse on the Land.

6.   TIME FOR COMPLIANCE

The actions 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 1 June 2020, unless an appeal is made against it beforehand.

Dated: 29 April 2020

Signed: *Alan Evans*

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 person: -

Maxgrace Property Ltd of Milton House, 33a Milton Road, Hampton, Middlesex TW12 2LL
Maxgrace Property Ltd c/o 808 Hollins Road, Oldham OL8 4SA

H. M. LAND REGISTRY
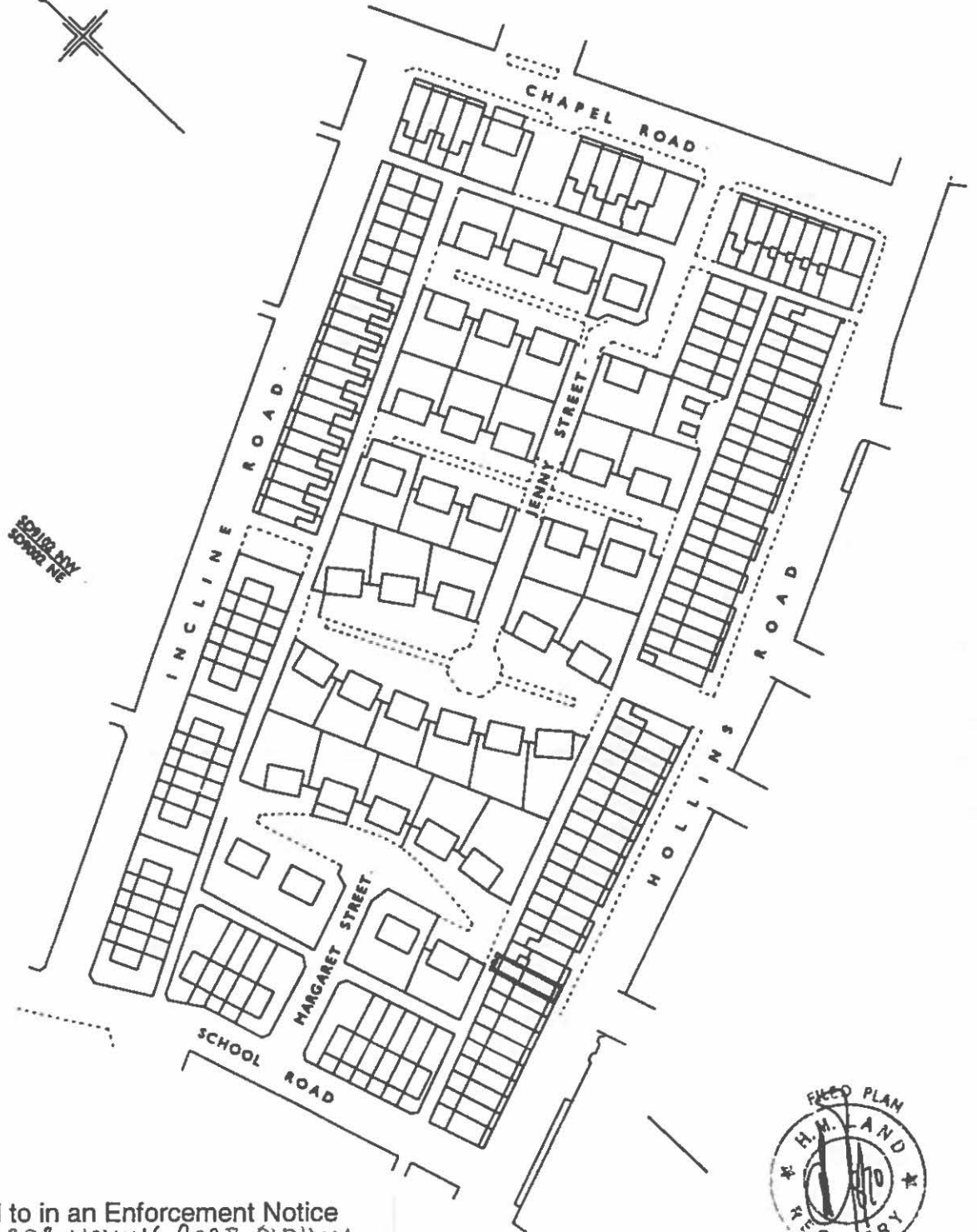
NATIONAL GRID PLAN   **SD 9102**   SECTION   **F**

~~LANCASHIRE~~

Scale 1/1250

COUNTY OF GREATER MANCHESTER

OLDHAM DISTRICT

~~OLDHAM COUNTY BOROUGH~~

CHAPEL ROAD

JENNY STREET

INCLINE ROAD

HOLLINS ROAD

MARGARET STREET

SCHOOL ROAD

SD 9102 NW
SD 9102 NE

FIELD PLAN
H. M. LAND
REGISTRY

Plan referred to in an Enforcement Notice
RELATING TO 808 HOLLINS ROAD OLDHAM
OL8 4SA

Dated:........29/4/20......

Signed:........Alan Evans........

LA 230920