

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

71 Cambridge Street, Oldham OL9 7BX 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 rear dormer which exceeds the height of the highest part of the existing roof of the dwelling house on the Land and the erection of a two storey extension which is not within the size permitted pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015 at the rear of the dwelling house on the Land.

4. REASONS FOR ISSUING THIS NOTICE

By reason of its size and design the dormer causes an unbalance to the terraced row of dwelling houses which harms the visual character of the roofscape and visually dominates the dwelling house on the Land. Consequently, it does not make a positive addition to the street scene.

The rear elevations of the adjacent dwelling houses have existing outriggers and a variety of rear extensions and dormer windows are seen within the area. These retrospective changes have resulted in a large flat roof dormer covering both the main roof slope and the roof of the two-storey outrigger. The dormer appears substantial as built and is clad in UPVC boarding.

The two storey rear extension has the visual design of a conservatory and glazed windows at first floor. The addition of this two storey extension is an over dominant form of development on the small terrace dwelling house. When viewed from the street scene the overall extension does not compliment the existing dwelling house or wider street scene design. Visually, the extension has a flat roof and white UPVC cladding at ground and first floor

which contrasts with the red brick and slate roof surrounding the dwelling house. Both the dormer and extension create significant massing to the rear of this terrace, which results in an unacceptable impact on the street scene by virtue of the scale, massing and design.

Development Plan Document Policy 20 (Design) requires that development, amongst other things, is of high-quality design, reflecting the character and distinctiveness of the area and reinforcing local identity. The development also conflicts with policies in the National Planning Policy Framework that require development to be sympathetic to the surrounding built environment and to maintain a strong sense of place. Development Plan Document Policy 9 (Local Environment) also requires that development does not have an unacceptable impact on the environment and that it does not cause significant harm to the visual appearance of an area. As such, the proposal does not accord with Policy 9 (Local Environment) or 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

1. Permanently remove the rear dormer from the dwelling house on the Land and make good the roof to match existing materials ;
2. Permanently remove the two storey rear extension from the dwelling house on the Land and make good the rear wall of the dwelling house to match existing materials.

6. TIME FOR COMPLIANCE

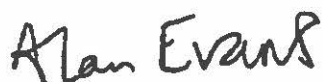
The actions specified in paragraph 5 above must be carried out within four months of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 29 June 2020, unless an appeal is made against it beforehand.

Dated: 27 May 2020

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 person: -

Muhammad Rehfan of 71 Cambridge Street, Oldham OL9 7BX

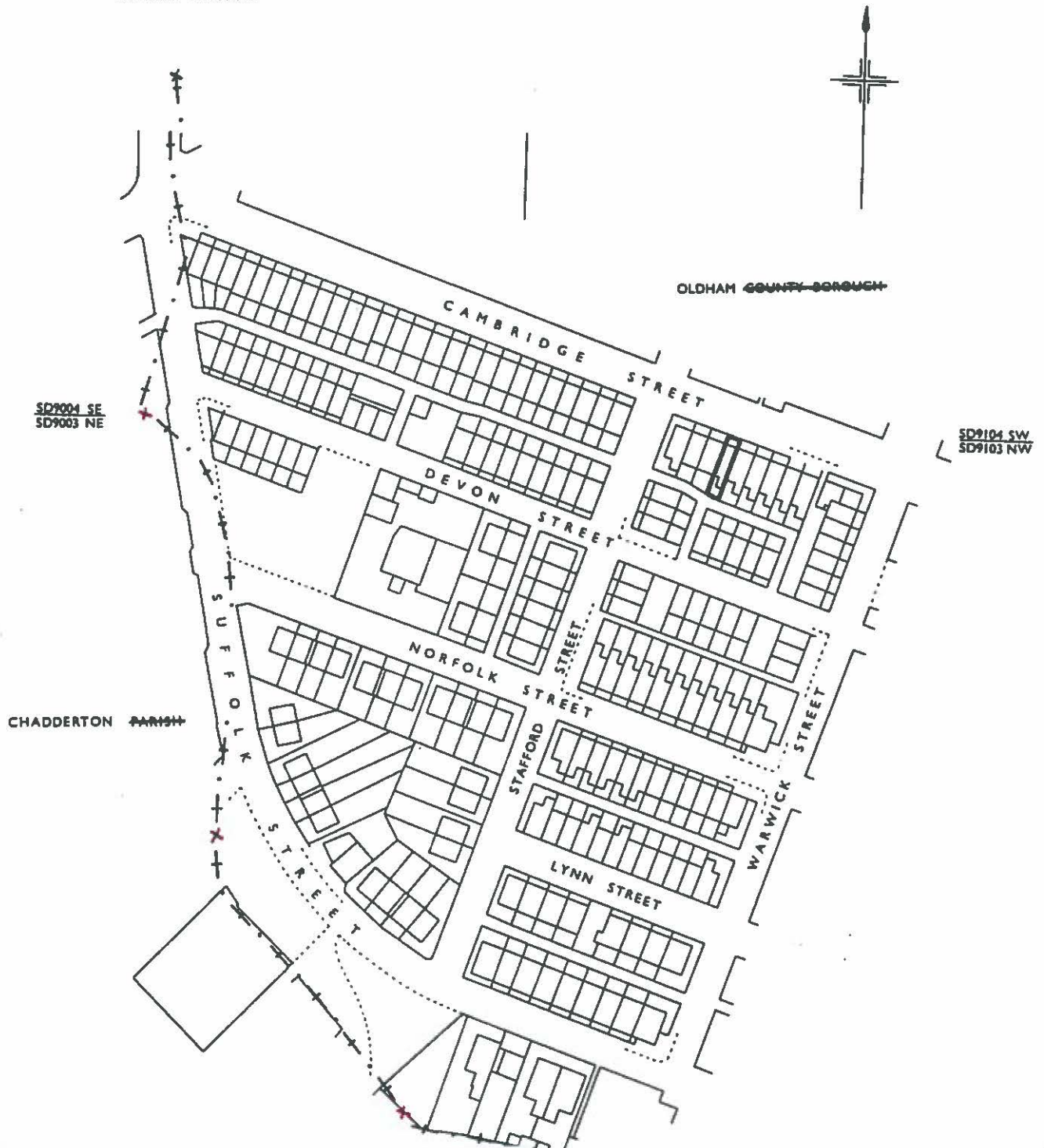
H. M. LAND REGISTRY

NATIONAL GRID PLAN SD 9103 SECTION A

(OLDHAM)

Scale 1/1250

COUNTY OF GREATER MANCHESTER
OLDHAM DISTRICT



Plan referred to in an Enforcement Notice
RELATING TO 71 CAMBRIDGE STREET OLDHAM

Dated: 27/5/20

Signed: Alan Evans



M617136

Filed Plan of Title No. ~~OL2483~~

