**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 additional information.
2. **THE LAND TO WHICH THE NOTICE RELATES**

25 Scarr Lane, Shaw, Oldham, OL2 8HQ.

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

The construction without planning permission of a single storey rear extension to the semi-detached dwellinghouse on the Land which is made from materials that do not match the existing dwelling house. The depth of the extension exceeds 3 metres in length due to its connection to the garage. The total enlargement of the dwellinghouse means that the current dwelling house now has a width greater than half the width of the original dwelling house. As such the development does not constitute development to a dwellinghouse permitted by Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

1. **REASONS FOR ISSUING THIS NOTICE**

The development, by reason of its presence, adversely affects the residential and visual amenity of the surrounding area. The single storey extension, by virtue of the materials it is made from is contrary to 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.

1. **WHAT YOU ARE REQUIRED TO DO**

Permanently remove from the Land the single storey rear extension to the dwellinghouse made out of timber and UPVC.

1. **TIME FOR COMPLIANCE**

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

1. **WHEN THIS NOTICE TAKES EFFECT**

The Notice takes effect on 15th August 2022, unless an appeal is made against it beforehand.

Dated: 13th July 2022

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**

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

**James Alexander Hall and Rebecca Louise Gates,** 25 Scarr Lane, Shaw, Oldham, OL2 8HQ