**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 172 of the above Act, at the land described below. They consider that it is expedient to issue this Notice, having regards 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**

Land at Woodside Farm, Cinder Hill Lane, Chadderton, Oldham, OL1 2SU as shown edged red on the accompanying plan (“the Land”).

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

The continued presence of a conservatory extension to the side (south east) elevation identified as “conservatory” on drawing number RC 10205608/3 submitted with planning application HOU/345700/20 despite the refusal of planning permission and part dismissal of appeal APP/W4223/D/21/3271663.

1. **REASONS FOR ISSUING THIS NOTICE**

The development represents a highly prominent and stark feature on the streetscene and is harmful to the character and appearance of the site to the detriment of the character and appearance of the area. The conservatory is contrary to Policies 9 (Local Environment), and 20 (Design) of the Council’s Development Plan Document – Joint Core Strategy and Development Management Policies.

It appears to the Council that the breach of planning control stated at paragraph 3 (1) has occurred within the last four years. (Section 171B(2)).

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

Permanently remove the conservatory extension from the property.

1. **TIME FOR COMPLIANCE**

The action 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 xxxxxx 2022, unless an appeal is made against it beforehand.

Dated: xxxx 2022

Signed: ……………

 **For Paul Entwistle**

 **Director of Legal Services**

 **Council’s Authorised Officer**

On behalf of: Oldham Metropolitan Borough Council

 Civic Centre

 Wet 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: -

**Mohammed Akram Dad,** Woodside Farm, Cinder Hill Lane, Chadderton, Oldham, OL1 2SU