**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, within paragraph (a) of Section 171A(1) 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 and the enclosures to which it refers contains additional information.
2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at 6 Poplar Avenue, Oldham, OL8 3UA as shown edged red on the accompanying plan (“the Land”).

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

The erection of a porch and canopies on the frontage of the dwelling on the Land. The porch and canopies were refused planning permission by the Council (HOU/349475/22).

1. **REASONS FOR ISSUING THIS NOTICE**

The front porch and canopies are considered to represent incongruous additions to the dwelling, appearing overly dominant due to the size, scale, design and siting of the development which has a detrimental impact on the character of the area. The development 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 above has occurred within the last four years.

1. **WHAT YOU ARE REQUIRED TO DO**
2. Permanently remove the columns, cladding, and canopies from the Land; and
3. Permanently remove the porch from the Land or reduce the size of the porch so that it constitutes permitted development pursuant to Class D of Part 1 of Schedule 2 of the Town and Country (General Permitted Development) (England) order 2015 (as amended).
4. **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 9 October 2023, unless an appeal is made against it beforehand.

Dated: 5 September 2023

Signed: …Alan Evans…………

 **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 Planning Inspectorate acting on behalf of 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. The fee for any planning application submitted would be £234.

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

Mr Muhammad Yasir and Mrs Zahra Bano Yasir**, 6 Poplar Avenue, Oldham, OL8 3UA**