

**IMPORTANT - THIS COMMUNICATION AFFECTS
YOUR PROPERTY**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the
Planning and Compensation Act 1991)

**ENFORCEMENT NOTICE
(MATERIAL CHANGE OF USE)**

ISSUED BY: TRAFFORD BOROUGH COUNCIL

1. THIS IS A FORMAL NOTICE which 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.

2. THE LAND AFFECTED

7 Raglan Road, Stretford, Manchester, shown edged red on the attached plan.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission the material change of use of the land from use as a single dwelling to use as a house in multiple occupation.

4. REASONS FOR ISSUING THIS NOTICE

The breach of planning control has taken place within the last ten years.

The use of the land as a house in multiple occupation has given rise to the use of the front garden for vehicle parking which has involved the demolition of the front garden wall and total flagging of the front garden which is stark in appearance and out of character with the street scene. Furthermore the use of the house for multiple occupation could give rise to vehicles parking on the highway to the detriment of the amenity of local residents. The unauthorised use also gives rise to noise and disturbance to the detriment of the amenity and quietude of the immediately adjoining residential occupants.

The Council consider that planning permission should not be granted for the continuation of the use of the land as a house in multiple occupation for the reasons set out above.

5. WHAT YOU ARE REQUIRED TO DO

Cease the use of the land as a house in multiple occupation.

Time for compliance: twelve months after the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 13th June, 1994 unless an appeal is made against it beforehand.

Dated: 9th May, 1994

Signed:

R. Armstrong,
Director of Legal Services,

On behalf of

Trafford Borough Council,
Trafford Town Hall,
Talbot Road,
Stretford,
Trafford,
Greater Manchester,
M32 0YT.

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 13th June, 1994. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on 13th June, 1994 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the periods specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

COM135/4/94



BOROUGH OF TRAFFORD

LOCATION PLAN FOR APPLICATION **ENF 844**

Scale 1:1250 FOR IDENTIFICATION PURPOSES ONLY.
DIRECTORATE OF ENGINEERING AND PLANNING.

P.O.Box 12, Trafford Town-Hall, Talbot Road, Stretford.

M32 OYY.



BOROUGH OF TRAFFORD

PAGE: 3