



Appeal Decision

by Ken McEntee

a person appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 16 October 2025

Appeal ref: APP/W0734/C/25/3366718

Land at 8 Glenfield Drive, Middlesbrough, TS5 7PX

- The appeal is made under section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.
- The appeal is brought by Mrs Iram Shezadi against an enforcement notice issued by Middlesbrough Council.
- The notice was issued on 24 April 2025.
- The breach of planning control as alleged in the notice is: "Without planning permission, the erection of a two-storey extension (in the approximate position outlined in black on the attached plan) on the rear wall of the dwellinghouse ("the development")."
- The requirements of the notice are: "a) Demolish the two-storey rear extension shown in the approximate position outlined in black on the attached plan (and shown in photographs A&B). b) Remove from the land the resulting material and debris, together with any plant, tools and equipment used to undertake the required steps".
- The time period from compliance with the requirements of the notice is "Six (6) months after this notice takes effect".
- The appeal is proceeding on the ground set out in section 174(2)(g) of the Town and Country Planning Act 1990 as amended.

Summary of decision: The appeal is dismissed and the enforcement notice is upheld without variation.

Reasons for the decision

1. The appellant contends that the compliance period is too short in order to come to an agreement with the Council on a new set of plans which have been submitted. However, she does not suggest an alternative time-period. The Council confirm that an application (25/0271/FUL) is currently under consideration
2. While I note the appellant's reason for wanting the compliance period to be extended, I am mindful that more than 4 months have elapsed since the appeal was submitted with enforcement action effectively suspended. As the compliance period will begin again from the date of this decision, the appellant will effectively have had more than 10 months in which to take the necessary steps to demolish the unauthorised development in order to comply with the requirements of the notice. I consider this period to be more than reasonable and allows time for the alternative proposal to be determined. Therefore, I am not satisfied there is good reason to extend the compliance period further. The appeal fails accordingly.
3. However, should there be any genuine difficulties, it is open to the appellant to submit a request to the Council to use their powers under section 173A(1)(b) of the 1990 Act to extend the compliance period themselves, should they be satisfied there is justification for doing so.

Formal decision

4. For the reasons given above, the appeal is dismissed and the enforcement notice is upheld without variation.

K McEntee