

AGENDA ITEM NO. 6(a)

WARDS AFFECTED:
Coseley East

DEVELOPMENT CONTROL COMMITTEE 11TH APRIL 2006

**JOINT REPORT OF THE DIRECTOR OF LAW AND PROPERTY AND THE
DIRECTOR OF THE URBAN ENVIRONMENT**

ENFORCEMENT

LOCATION 29 OLD END LANE, COSELEY, WV14 9EL

REF O/036/01/01

BACKGROUND

- 1 In January 2005 the planning enforcement team received a complaint about a building to the rear of 29 Old End Lane, Coseley. Subsequently a site visit was carried out and the presence of a large outbuilding to the rear was noted. This building was constructed of metal sheeting.
- 2 A further visit was carried out by an officer in March of 2005 when the owner was spoken to and the situation explained. This visit was followed by a letter to the owner at which time it was explained that if the owner wished to retain the building a planning application would need to be submitted for consideration.
- 3 By October 2005, no planning application had been received and the building remained in situ. At that time the owner was written to again. The Council was subsequently contacted by the daughter of the owner as the owner is an elderly lady. The owners daughter said that the garage had replaced a shed that was previously in position to the rear. Unfortunately they had no evidence of the size, position and appearance of that shed. However it was admitted that this was an entirely new building and as such it would require planning permission due to it's location. Planning application forms were sent to the owner so that a planning application could be submitted.
- 4 To date no planning application has been received and the garage remains in situ without consent. It is considered that the garage appears out of keeping in this location due to it's size, position and materials.
- 5 It is understood that the owner of the property is elderly and that she made be registered as blind. For that reason much of the correspondence and discussions have been via her daughter.

BREACH OF PLANNING CONTROL

- 6 The unauthorised erection of garage to the rear of 29 Old End Lane, Coseley, WV14 9EL (see attached plan).

WHAT IS REQUIRED TO BE DONE

- 7 The removal of the garage in it's entirety.

TIME FOR COMPLIANCE

- 8 2 months, due to the fact that the owner is elderly.

REASONS FOR ENFORCEMENT

- 9 The garage, by virtue of its scale, position and poor design has a significantly detrimental impact upon the visual amenity of this residential area. The development therefore conflicts with Policy DD4 – Development in Residential Areas of the Adopted Dudley Unitary Development Plan.