

CENTRAL DUDLEY AREA COMMITTEE

DATE: 2ND SEPTEMBER 2004

REQUEST TO: PURCHASE LAND

LOCATION: LAND ADJOINING 20 CLARENCE ROAD, DUDLEY

(As shown on the plan attached)

BACKGROUND

An application has been received from the owner of 20 Clarence Road submitting two proposals for the purchase of Council owned land both shown on the attached plan.

The land is under the control of the Directorate of Housing.

First proposal is hatched

The applicant wishes to purchase this land for the purpose of building a garage or the construction of a driveway for parking two cars.

Second proposal is outlined including the hatched area

The applicant would like to purchase this land for the purpose of possibly extending the driveway or erecting a garage in the future so as to alleviate parking problems.

The applicant has stated that parking on the road in this area is becoming increasingly difficult due to neighbours owning more cars.

The applicant would like this to be considered as two separate proposals.

COMMENTS

First proposal

All of the relevant Council Directorates have been consulted.

The Directorate of Law and Property advise that there is a tree on the land (marked on plan attached), which may need to be retained and suggest agreeing a short-term lease on part of the land for parking purposes only. The sale of this land would create an irregular boundary and could affect any future redevelopment.

The Arboriculture Office of the Directorate of Urban Environment has been consulted and advises that the tree on the land is showing signs of decay. It is strongly recommended that this tree be removed before any works commence.

Should the application be successful the applicant would be responsible for the cost of this work.

Objections have been received from the Directorate of Housing state that the land to the front and side of the bungalows is part of the bungalow setting and serves to provide a pleasant outlook for these residents. Roadside parking is more readily available in this section of Clarence Road. As the residents of the bungalows park on Abbey Road there is less chance of competition for parking in this area.

Second proposal

All of the relevant Council Directorates have been consulted.

The Directorate of Law and Property object on estate management grounds, as the land is amenity space for the bungalows facing Abbey Road and Windsor Crescent.

The Directorate of Urban Environment states that this would reduce the amenity space of the bungalows.

The Directorate of Housing state that the land is part of the rear communal garden area designed for the enjoyment of the bungalow residents.

PROPOSAL

That the Area Committee considers the content of the report and makes a recommendation.

BACKGROUND PAPERS

1. Letter(s) from the applicant.
2. E-mails and memos from the Council Directorates.

Contact Officer:

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