

HALESOWEN AREA COMMITTEE

DATE: 10TH MARCH 2004

REQUEST FOR: APPLICATION TO PURCHASE LAND ADJACENT TO

LOCATION: 45 LYNDON CLOSE, HALESOWEN

(As shown hatched black on the plan attached)

BACKGROUND

An application has been received from the owner of 45 Lyndon Close, Halesowen to purchase part or all of an adjacent former garage site which is controlled by the Directorate of Housing.

The applicant wishes to purchase part of the site in order to build a residential house or bungalow and garage, (shown by a broken line on the plan attached) but would also be interested in purchasing the whole of the site if the Council were in agreement.

The applicant states that the garage site has not been maintained or used by the Council and causes him considerable problems with fly-tipping, rubbish and vermin on the land.

Part of the area of land adjacent to his property fronting Lyndon Close is not owned by the Council and is part of the title of the adjacent property 46 Lyndon Close.

COMMENTS

The relevant Council Directorates have been consulted regarding this application and the Directorate of Housing state that although the site is overgrown, instructions have been given to clear the site to return it for use as garage plots. This work has already begun and it is the Directorate's intention to rent garage plots on the site for the erection of tenant's owned garages. Since there are few, if any, other off street parking facilities in this area, the Directorate would not support the disposal of any part of this site.

The Directorate of the Urban Environment's Planning and Development Division state that although the site has no specific allocation within the adopted Dudley Unitary Development Plan, they have reservations about the disposal of the land as it would result in a loss of garages for use by nearby occupiers and may result in increased on-street parking.

From the point of view of redeveloping the site for residential purposes, it is unlikely that support would be given for the development of a property and garage on this site as it is deemed to be "backland" and does not accord with Council guidance for the development of new dwellings. Furthermore, a "backland" development is not in keeping with the character of the surrounding area.

PROPOSAL

That the Area Committee advise the Lead Member for Housing to refuse the application.

BACKGROUND PAPERS

1. Letter(s) from the applicant.
 2. E-mails and memos from the Council Directorates.
- Contact Officer: Gill Hudson, Property Manager, Ext. 5311