

AGENDA ITEM NO. 7iv

WARDS AFFECTED:
Pedmore & Stourbridge East

DEVELOPMENT CONTROL COMMITTEE 6TH FEBRUARY 2006

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

ENFORCEMENT

LOCATION 40 GRANGE LANE, STOURBRIDGE, DY9 7HJ

REF G/089/02/01

BACKGROUND

- 1 Initially, a complaint was received regarding the erection of a conservatory, wall and doorway at 40 Grange Lane, Stourbridge, in March 2005. Following a site visit it was noted that the conservatory was in place. The wall and patio area extended across two properties and the doorway went under the patio thus creating another room and that no planning permission had been given for any of the development.
2. The owner was contacted by letter and a retrospective planning application for the retention of the conservatory was subsequently submitted (P05/2380). This was refused under delegated powers on 22nd December 2005.
3. A letter was sent to the owners on the 6th January 2006, requiring them to remove the structures.

BREACH OF PLANNING CONTROL

- 4 The unauthorised erection of a conservatory, raised patio and garden store at 40 Grange Lane, Stourbridge West Midlands, DY9 7HJ. (see attached plan)

WHAT IS REQUIRED TO BE DONE

- 5 The removal of the conservatory, patio and garden store from the land in their entirety.

TIME FOR COMPLIANCE

- 6 2 months

REASONS FOR ENFORCEMENT

- 7 The Local Planning Authority consider that the conservatory at number 40 Grange Lane by virtue of its elevated position and excessive scale, has an adverse impact on the amenity of the occupiers of number 42 Grange Lane with regard to loss of light and impairment of outlook. It is therefore contrary to requirements of Policy DD4 of the adopted Unitary Development Plan (2005) and Planning Guidance Note 12. The Local Planning Authority have arrived at this conclusion on the basis that it is not considered that the proposed extensions at number 42 Grange Lane can satisfactorily overcome this impact as the applicant does not have control over that land.