

AGENDA ITEM NO.

WARDS AFFECTED:

Netherton, Woodside
& St Andrews

DEVELOPMENT CONTROL COMMITTEE 21st MARCH 2006

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

ENFORCEMENT

LOCATION 153 Stourbridge Road, Dudley, DY1 2EP

REF S/249/09/01

BACKGROUND

- 1 Initially, a planning application P05/1341, for the change of use from a dwelling house, to a house in multiple of occupancy for ten residents at 153 Stourbridge Road, Dudley, was refused on the 19th July 2005. Following a meeting with the owner, it was noted that the property had already been changed and that some of the residents had moved in.
2. The owner was contacted by letter on the 19th August 2005 explaining that the dwelling should be returned to its previous condition.
- 3 A letter was sent to the owner on the 22nd August 2005, discussing the options of either returning the property its original purpose; reducing the amount of residents to maximum of six; all of whom should be sharing facilities, or, to submit a planning application with the appropriate number of parking spaces.
- 4 The retrospective planning application for the retention of the multiple occupancy dwelling was subsequently submitted. This was refused under delegated powers on 3rd January 2006.

BREACH OF PLANNING CONTROL

- 5 The unauthorised change of use to a multiple occupancy dwelling at 153 Stourbridge Road Dudley. (see attached plan)

WHAT IS REQUIRED TO BE DONE

- 6 Cease using the property for multiple occupation.

TIME FOR COMPLIANCE

- 7 2 months.

REASONS FOR ENFORCEMENT

- 8 The use of the property for multiple occupation represents a danger to highway safety by reason of insufficient on-site parking provision, detrimental to the surrounding amenities of the area and as such is contrary to Policies DD4 and DD6 of the Dudley Unitary Development Plan and PGN15 – Houses in Multiple Occupation.