

AGENDA ITEM NO. 7i

WARDS AFFECTED:

Halesowen North

DEVELOPMENT CONTROL COMMITTEE 6TH FEBRUARY 2006

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

ENFORCEMENT

LOCATION 31 WOODLAND ROAD, HALESOWEN, B62 8JS

REF W/211/02/01

BACKGROUND

- 1 Initially, a complaint was received regarding the erection of a conservatory at 31 Woodland Road Halesowen in July 2005. Following a correspondence with the owners it was noted that the conservatory was in place and that no planning permission had been given for it.
2. The owner was contacted by letter on the 5th August 2005 and a retrospective planning application for the retention of the conservatory was subsequently submitted. This was refused under delegated powers on 14th December 2005.
3. A letter was sent to the owners on the 6th January 2006, asking them to remove the structure.

BREACH OF PLANNING CONTROL

- 4 The unauthorised erection of a conservatory at 31 Woodland Road, Halesowen, West Midlands, B63 8JS. (see attached plan)

WHAT IS REQUIRED TO BE DONE

- 5 The removal of the conservatory from the land in its entirety.

TIME FOR COMPLIANCE

- 6 2 months

REASONS FOR ENFORCEMENT

- 7 The conservatory by virtue of its size and position is detrimental to the residential amenities of the adjoining neighbours at 29 Woodland Road; as such this is contrary to Policy DD4 - Development in Residential Areas; Planning Guidance Note 12 - The 45 Degree Code and Planning Guidance Note 17 - House Extension Design Guide.