

AGENDA ITEM NO. 7iii

WARDS AFFECTED:
Wollaston & Stourbridge Town

DEVELOPMENT CONTROL COMMITTEE 6TH FEBRUARY 2006

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

ENFORCEMENT

LOCATION 29 CHARLES ROAD, STOURBRIDGE DY8 3UW

REF C/101/01/02

BACKGROUND

- 1 Initially, a complaint was received in July 2004 regarding an untidy site at 29 Charles Road Stourbridge DY8 3UW. Following a site visit by an officer, it was noted that the site was untidy and letters were sent asking for the site to be tidied.
2. In May 2005 two-metre high fencing had been erected adjacent to the highway, a letter was sent asking the owner to either remove the fencing, reduce the height of the fencing or to totally remove it.
3. Correspondence supporting the new fencing was received from three neighbours. A letter was sent on the 7th July 2005 again requesting the fence to be either lowered, re-located or for an application to be submitted for its retention.
4. A site visit was made on the 1st November 2005 the trellis had been removed but the posts still exceeded the permitted height. A letter was sent on the 7th December 2005 again asking for the fencing to be adjusted, on inspection there had been no change.

BREACH OF PLANNING CONTROL

- 4 The unauthorised erection of fencing in excess of 1 m in height along the highway at 29 Charles Road, Stourbridge (see attached plan).

WHAT IS REQUIRED TO BE DONE

- 5 The removal of the fence in its entirety.

TIME FOR COMPLIANCE

6 1 month

REASONS FOR ENFORCEMENT

- 7 The existing fencing presents a tall and substantial construction, which is an incongruous and over-prominent feature, detrimental to visual amenity and the consequent character of the area. Consequently, the proposals are contrary to Policy DD4 of the adopted Unitary Development Plan.
- 8 The existing fencing obstructs pedestrian visibility splays to No.29 and No.31 Charles Road to the detriment of the safety of highway users and contrary to Policy DD6 of the adopted Unitary Development Plan.