



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: BARROWFORD AND WESTERN PARISHES COMMITTEE

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8 Park Avenue, Barrowford

PURPOSE OF REPORT

As requested by the Committee with regard to the possibility of adding the site to the Problem Buildings list.

RECOMMENDATIONS

- (1) That no further action is taken on the site given its general tidiness.

REASONS FOR RECOMMENDATION

- (1) Although the site is visible from public vantage points this is limited to the front of the property with the rear not readily visible in terms of public viewpoints.

Recently Approved Planning History

13/13/0007P - Full: Erection of two storey extension to side and single storey extension to rear of dwelling – Approved with Conditions – March 2013.

13/12/0389P - Full: Erection of domestic first floor extensions to the front and side, porch extension to the front with balcony above and single storey side and rear extension – Approved with Conditions – October 2012.

ISSUES

The site is a two storey, residential property located within the settlement boundary of Barrowford.

Both the front and rear of the property have been inspected and photographs taken (see below). There were no visible adverse waste issues seen at the address with recently pruned garden waste alone seen to the front of the property. General garden items were seen in the rear garden of the property.

Works to the property have been commenced with the extensions in need of rendering alone. Heras Fencing has been erected to the front of the property limiting access. Presence of the fencing is logical from a safety perspective, is in good order and will likely be removed following the completion of works at the address. The property is watertight with all windows and major structural work completed.

The serving of a Section 215 Notice on the property is not appropriate given the properties general tidiness and that there is no undue impact on residential amenity of the area.

The issuing of a Completion Notice would not be appropriate in this instance as lack of compliance with the Notice would result in the permission expiring. The expiry of permissions at the address would ultimately further inhibit the completion of works on site.

IMPLICATIONS

Policy: None

Financial: None

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: None arising directly from the report.

Sustainability: None arising directly from the report.

Community Safety: None arising directly from the report.

Equality and Diversity: None arising directly from the report.



