



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: WEST CRAVEN AREA COMMITTEE

DATE: 4th December 2018

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449 Kelbrook Road, Kelbrook

PURPOSE OF REPORT

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

RECOMMENDATIONS

(1) To note the report and agree the actions for the site set out in the report.

REASONS FOR RECOMMENDATIONS

(1) Members are kept informed of any action taken on problem buildings.

Recently Approved Planning History

No relevant planning history.

Issues

The site is a bungalow and grounds located off Kelbrook Road.

The house has been vacant for some time and the gardens are heavily overgrown. Vegetation is growing on the front of the property along with the detached garage. The driveway is green with moss and an abandoned car sits to the rear.

The house sits offset from Kelbrook Road by some margin however the overgrowth to the front is clearly visible from the public domain. Kelbrook Road forms the only public vantage point and the house appears run down from that point.

The person whom we believe is acting on behalf of the owner has been contacted but no response has been received at the time of writing this report. Any update will be given verbally to Committee.

Recommendation

It is recommended that the site is added to the Problems Buildings List. Discussions should be entered with any concerned parties in order to remedy the issues above. Ideally the actions taken will enable the property to be sold and inhabited.

IMPLICATIONS

Policy: None

Financial: None

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: Potential vermin issues.

Sustainability: None arising directly from the report.

Community Safety: Potential vermin issues.

Equality and Diversity: None arising directly from the report.