

E/08/0410/A – Untidy condition of the land and dwelling at 102 Dunmow Road, Bishops Stortford, CM23 5HN.

Parish: BISHOP'S STORTFORD

Ward: BISHOP'S STORTFORD – PARSONAGE

RECOMMENDATION

That the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to issue and serve a Notice under Section 215 of the Town and Country Planning Act 1990 and such other steps as may be required to secure the improvement of the site by the removal of all the overgrown vegetation from the front, side and rear gardens of the property; the repair of the dwelling by the removal of the boarding to the doors and windows and the repair or replacement of the said windows and doors as necessary; the cleaning of all dirt from the exterior of the building, repainting all paint free or discoloured areas in a matching colour paint and leaving the building secure and watertight and the site in a clean and tidy condition.

Period for compliance: 3 months

Reason why it is expedient to issue a notice under Section 215:

The condition of the land is detrimental to the amenity of the surrounding area by reason of the overgrown vegetation in the gardens and by the poor state of the dwelling.

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1.0 Background

- 1.1 The site is shown on the attached Ordnance Survey extract. It is located in Dunmow Road almost opposite the exit from the Hockerill Anglo European College car park. Photographs of the site will be available at the meeting.
- 1.2 The site is a detached dwellinghouse and grounds, the dwellinghouse having been uninhabited for a considerable number of years. In fact Council Tax records indicate that the premises have been unoccupied since their records began in April 1993. During that time the property does not appear to have benefitted from any attention to either the house or the grounds.
- 1.3 In November 2007 concern was expressed to officers regarding the overgrown front hedge of the property which was extending across the footway. Following discussions the hedge was trimmed by the owner.

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- 1.4 In August 2008 further concerns were raised with regard to the condition of the land and house generally. A site visit by the enforcement officer showed that the hedge was once again growing across the footway, this time with substantial bramble growth growing over the hedge onto the footway from the front garden. There was also substantial bramble and other weed growth in the front, side and rear gardens to a height between about 1 and 1.8 metres. The house itself was of a derelict appearance with Stirling Board fixed in most window and door openings. This board, having apparently been in place for several years, is turning grey as is the once cream coloured render of the property. Officers' considered that the condition of the land and building were seriously detrimental to the amenity of the area, most particularly to the property's immediate neighbours.
- 1.5 In September 2008 the enforcement officer, in company with the Empty Homes Officer, met the owner to discuss this, and a number of the owner's other properties in Bishop's Stortford. Works required to the property were agreed between the parties at that meeting.
- 1.6 Following that meeting the enforcement officer wrote to the owner of the site to confirm the works then considered essential at the site. That letter explicitly informed the owner that a failure to take remedial action may lead to a recommendation to take action as proposed in this report.
- 1.7 Despite further conversations with the owner, the only works to take place at the site appear to be a further trimming of the front hedge.
- 1.8 Further site visits in November 2008 and January 2009 reveal that no additional works have been undertaken.

2.0 Planning History

- 2.1 The recent planning and enforcement history is as follows: -

Planning.

3/03/1241/FP	Rebuild side addition and construct new single storey rear addition	Approved with conditions
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Enforcement.

E/07/0562/A	Condition of front garden, hedge overgrowing pavement	Complied
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3.0 Considerations.

- 3.1 It is the opinion of officers that the amenity of the local area is adversely affected by the condition of the land and the dwelling. The overgrown vegetation and poor state of repair of the dwelling is detrimental to the street scene and to the amenity of neighbours.

4.0 Recommendation

- 4.1 It is recommended that authorisation be given to issue and serve a notice under Section 215 of the Town and Country Planning Act 1990 requiring the remedial works to the land and dwelling as detailed above.