
UNTIDY SITE AT 53 BULL LANE, RAYLEIGH

1 SUMMARY

- 1.1 To consider the report of the Head of Planning Services regarding the untidiness of the front and rear gardens at 53 Bull Lane, Rayleigh which have a detrimental affect on amenity.

2 LOCAL PLANNING AUTHORITY POWERS

- 2.1 Section 215 (1) of the Town and Country Planning Act 1990 (as amended) states:

“If it appears to the local planning authority that the amenity of a part of their area, or of an adjoining area, is adversely affected by the condition of land in their area, they may serve on the owner and occupier of the land a notice under this section.”

It has been established that the word ‘land’ in S.215 can also mean ‘buildings’.

3 THE SITE

- 3.1 53 Bull Lane is a semi-detached single storey dwelling house on the north side of the road. Between the front of the property and the road is a front garden. This contains trees, shrubs and dense undergrowth. It was not possible for officers to get to the front door through the vegetation.
- 3.2 To the west of the bungalow there is a small driveway affording access to the rear of the property. The rear garden is as overgrown as the first and only because the vegetation is lower is access possible to the rear of the property. The windows to the rear of the property have been broken.
- 3.3 There is an outbuilding, probably formerly used as a garage at the north end of the driveway. This is now almost inaccessible.
- 3.4 Given that the site contains a semi-detached dwellinghouse, attached to number 55 Bull Lane, has a drive adjacent to number 51 Bull Lane and is in a prominent location on the road, the site is considered to be severely detrimental to the residential amenity of those living nearby. As the site is an eyesore, it also adversely affects the amenity of those passing by.
- 3.5 The last known owner of the site has been contacted and asked to rectify the problem. Unfortunately no response has been received. If

Members are in agreement it is suggested that any action taken would require the removal of the undergrowth as well as necessary repairs to the dwelling to improve its appearance. As the owner has been reluctant to contact the officers it may be necessary in this case for the authority to arrange for a contractor to undertake the necessary works and reclaim the costs from the owner.

4 CRIME AND DISORDER IMPLICATIONS

- 4.1 The neighbours have informed Housing, Health and Community Care and Planning Enforcement officers who have visited the site that there are problems with vagrants using the house. The rear room of the house appears to have been used for sleeping in by such people. Indeed the police have been called on a number of occasions after the security lights to the rear of the property have been set off and noises noted.

5 ENVIRONMENTAL IMPLICATIONS

- 5.1 The overgrown nature of the gardens means that it is a haven for wildlife. However, some of this is vermin and neighbours have reported an increased incidence of rats in and around the site.

6 LEGAL IMPLICATIONS

Any action considered necessary through the Courts to remedy the breach.

7 RECOMMENDATION

- 7.1 It is proposed that the Committee **RESOLVES**

That the Corporate Director (Law, Planning and Administration) be authorised to take all necessary action including the issue of Notices and action in the Courts to secure the remedying of the breach of planning control now reported. (HPS)

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