
REPORT TO:	DEVELOPMENT CONTROL COMMITTEE	AGENDA ITEM:	7
DATE OF MEETING:	22 nd April 2003	CATEGORY:	
REPORT FROM:	<u>DEPUTY CHIEF EXECUTIVE</u>	RECOMMENDED OPEN PARAGRAPH NO:	
MEMBERS' CONTACT POINT:	R M Shirley (596750)	DOC:	
SUBJECT:	Unauthorised erection of replacement greenhouse, The Dimble, Woodshop Lane, Swarkestone.	REF: RMS/E/2002/415	
WARD(S) AFFECTED:	Aston	TERMS OF REFERENCE: DC01	

1.0 Reason for Exempt (if appropriate)

1.1 Not applicable

2.0 Recommendations

2.1 That the Development Control Committee take no action in the matter.

3.0 Purpose of Report

3.1 To obtain the Committee's instructions.

4.0 Executive Summary

4.1 Not applicable

5.0 Detail

5.1 Following a complaint, a site inspection carried out at the above location revealed that a replacement greenhouse had been erected at the rear of the dwelling, which is a detached house occupying a corner plot.

5.2 The property is situated within Swarkestone Conservation Area and as the greenhouse exceeds 10 cubic metres in capacity, a planning application was required to authorise its erection.

5.2 The owner of the property has been contacted but has declined to submit an application to regularise the matter.

5.3 A plan of the site, which is approximately 1000 square metres in area, is attached at Annexe A.

6.0 Financial Implications

6.1 None

7.0 Corporate Implications

7.1 None

8.0 Community Implications

8.1 None

9.0 Conclusions

9.1 The building is erected in a relatively unobtrusive position at the rear of the dwelling together with other outbuildings.

9.2 It is constructed of materials that are not inappropriate and its overall height does not exceed 2 metres.

9.3 Its appearance has a neutral effect on the Conservation area and is not out of accord with The Dimble, which is a relatively modern dwelling.

9.4 In the light of this, enforcement action would be difficult to justify at appeal.

10.0 Background Papers

10.1 Enforcement File E/2002/415