

REPORT OF THE INTERIM DIRECTOR OF CORPORATE SERVICES

NO EXPEDIENCY FOR ENFORCEMENT ACTION AGAINST THE ERECTION OF A SLIDE AT 105 PRENTON FARM ROAD, PRENTON, WIRRAL.

1. Executive Summary

- 1.1 The purpose of this report is to advise members of the erection of a tubular slide within the rear garden of 105 Prenton Farm Road, Prenton, Wirral. It is recommended that there is no expediency to take enforcement action.

2. Breach of Planning

- 2.1 Erection of a children's slide.

3 Evidence

- 3.1 A complaint was received on 26th April 2010 regarding the erection of a slide at Prenton Farm Road.
- 3.2 An initial site visit was conducted on 28th October 2010 and again on 13th May 2011 and it was found that the slide had been erected within the rear garden of the dwelling house at 105 Prenton Farm Road. The slide measures approximately 3m in height within 2m of a party boundary, with a platform that has been covered with bamboo and a tubular slide. The structure is set in concrete and has a strong degree of permanence. The structure therefore requires planning permission.
- 3.3 A letter was sent on 19th May 2011 to the owner of the slide, requesting either the removal of the unauthorised development or the submission of a retrospective planning application. A telephone phone call with the owner confirmed that no planning application would be submitted.
- 3.4 Prior to the letter sent to the owner of the slide, an email was sent to Councillor Realey on 29th October 2010, explaining that whilst the slide required planning consent it would be likely to gain planning approval.

4.0 Expediency for Enforcement Action

- 4.1 The site is located within a Primarily Residential Area, as set out in Wirral's Unitary Development Plan 2004. Prenton Farm Road is a residential road and forms part of a large residential estate.
- 4.2 The structure is a tubular enclosed slide with a stairwell and platform at approximately 3m in height within 2m of the party boundary adjacent to number 103 Prenton Farm Road.

- 4.3 The slide is for the private use of the current residents; the slide is within an enclosed residential garden and is used ancillary to the dwellinghouse.
- 4.4 Having regard to Wirral's UDP Policy HS11, house extensions should not be so extensive as to be unneighbourly. The overall scale and location of the slide is not detrimental, the slide itself is enclosed and the access platform has been covered with bamboo to screen any possible overlooking.
- 4.5 The location, scale and covered nature of the slide does not create any harm in terms of dominance or overlooking. The slide is a garden play apparatus within a private residential garden.
- 4.6 For the reasons set out above it is considered that there is no expediency to take enforcement action against the development.

5. Implications for Voluntary, Community and Faith Groups

- 5.1 There are no direct implications for the above.

6. Resource Implications: Financial, IT, Staffing and Assets

- 6.1 There are no direct implications for the above.

7. Equalities Implications

- 7.1 There are no direct implications for the above.

8. Carbon Reduction Implications

- 8.1 There are no direct implications for the above.

9. Planning and Community Safety Implications

- 9.1 The planning implications are set out above in the main body of the report. There are no direct Community Safety implications arising from this report.

10. Background Papers

- 10.1 None applicable.

11. Recommendation(s)

- 11.1 No expediency for enforcement action.

K Adderley

Interim Director of Corporate Services

This report was prepared by Alexandra McDougall of the Enforcement Section who can be contacted on (0151) 606 2218.