

## **PROPOSED ENFORCEMENT ACTION REGARDING THE UNAUTHORISED REAR FIRE ESCAPE AT 6 MAGAZINE LANE, NEW BRIGHTON, WIRRAL**

### **1. Executive Summary**

- 1.1 The purpose of this report is to advise members of the Committee of the erection of an unauthorised fire escape to 6 Magazine Lane, New Brighton, Wirral. It is recommended that enforcement action should be taken to remove the unauthorised fire escape at the above property.

### **2. Breach of Planning**

- 2.1 The erection of a fire escape to the rear of 6 Magazine Lane, New Brighton, Wirral.

### **3 Evidence**

- 3.1 On the 3rd July 2007 a complaint was received regarding the unauthorised erection of a fire escape to the rear of the above property, which did not benefit from planning approval.
- 3.2 On the 12<sup>th</sup> July 2007 a letter was sent out requesting the owner of the property contact me within 21 days of the date of the letter in order to arrange a site visit to discuss the matter further. Whilst on site on the 20<sup>th</sup> August 2007 pictures of the fire escape, were taken. It was concluded that a Planning Application was required for the fire escape and a letter was sent out to the owner of the property advising planning permission was required.
- 3.3 On the 21<sup>st</sup> August 2007 the Council sent out the necessary planning application forms for the development and the owner was given 21 days to submit a planning application for the development. No application was received. On the 7<sup>th</sup> September 2007 a second warning letter was sent out requesting a planning application be submitted within 14 days of the date of the letter for the retention of the fire escape to the rear of 6 Magazine Lane, New Brighton, Wirral. The Council received no planning application for the fire escape within the 14-day deadline.

### **4 Expediency for Enforcement Action**

- 4.1 It is expedient to take enforcement action in this matter as the Local Authority considers that the proposal is an unneighbourly form of development in that it has a detrimental impact on the neighbouring properties and the surrounding area by reason of its size, location and materials used. Therefore the development does not comply with the Local Authority policy guidance HS11 and SPG11.

**5. Financial and Staffing Implications**

5.1 There are no direct financial implications.

**6. Equal Opportunities Implications**

6.1 I am not aware of any Equal Opportunities Implications.

**7. Local Agenda 21 Implications**

7.1 I am not aware of any Human Rights Implications.

**8. Local Member Support Implications**

8.1 This report will be of interest to New Brighton Ward Members.

**9. Background Papers**

9.1 None

**10. Planning Implications**

10.1 None

**11. Recommendation(s)**

11.1 The Council recommends that Enforcement action should be taken requiring the rear fire escape be permanently removed.

Time for compliance: 1 month.

D Green

**DIRECTOR OF TECHNICAL SERVICES**

This report was prepared by Jonathan Ellis of the Enforcement Section who can be contacted on (0151) 606 2149.