

Planning Committee – 1 July 2009

Report of the Development Manager

Enforcement Item

Parish:

1. **File/Complaint Number** E/0132/07/09
2. **Location of Site** HEATHERTON PARK FARMHOUSE,
BRADFORD ROAD, BRADFORD ON TONE,
TAUNTON, TA4 1EU
3. **Names of Owners** Mr T Everett
Budleigh Farm
West Buckland
WELLINGTON
TA21 9LW
4. **Name of Occupiers** Budleigh Studios
5. **Nature of Contravention**

BUILDING AT HEATHERTON PARK FARM NOT BUILT IN ACCORDANCE
WITH APPROVED PLANS

6. **Planning History**

A complaint was received on 8th April 2009 that the building appear to differ from that which was approved. Permission was granted in February 2008 to convert and extend the building for a B1 use. The approved plans show window and door configuration and positions of roof lights. On inspection of the development it was found that the large window/door arrangement on the East elevation differed from that approved as well as the position of roof lights and windows on the North elevation. The owner stated that changes had to be made to the door openings during construction due to Building Regulation legislation for emergency access and the windows were changed for means of escape. With regard to the roof lights these have been positioned higher up the roof slope than indicated on the plan.

7. **Reasons for Not Taking Enforcement Action**

It is considered that the changes to the fenestration are minor and do not compromise the overall design which contributes to the preservation and enhancement of the local character and distinctiveness of the area. An application if submitted to regularise the changes would be approved.

8. Recommendation

Members are asked to resolve and to take no further action in respect of this unauthorised development.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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