

Taunton Deane Borough Council

Planning Committee - 9 NOVEMBER 2011

E/0185/38/11

**LARGE CONTAINER SITED TO FRONT OF GARAGES ON RYDON LANE,
TAUNTON**

OCCUPIER: MR D JARMAN

OWNER: MR D JARMAN. 4 GRAVELANDS LANE, HENLADE

PURPOSE OF REPORT

To consider whether it is expedient to serve an Enforcement Notice requiring the removal of the container sited on the hardstanding to the front of the garages off Rydon Lane, Taunton.

RECOMMENDATION

Committee be authorised to serve an Enforcement Notice to secure the removal of the container with a 6 week compliance time.

SITE DESCRIPTION

The site is a block of garages with hardstandings off Rydon Lane and off Cheddon Road, Taunton. It is surrounded by residential properties. The container is against the south west boundary of the hardstandings to the front of the garages and adjacent to the lane. The lane is narrow and visibility for the adjoining neighbour to the west is restricted by the container.

BACKGROUND

The complaint was first brought to the Council's attention in June 2011. Contact was made with the owner and he was advised to either remove the container or submit an application for its retention. Despite several requests to either remove the container or submit an application, to date the container still remains in situ and an application for its retention has not been received.

DESCRIPTION OF BREACH OF DEVELOPMENT CONTROL

The container is sited on the hardstanding of the garages in Rydon Lane, adjacent to the lane. The container was put together on site and I understand is a present empty. The use of the land has now changed from garage hardstanding to storage.

RELEVANT PLANNING HISTORY

Planning permission was granted for demolition of the block of 11 garages and erection of new dwelling under Planning permission 38/03/0342 dated 6th August 2003. However this permission was not implemented and therefore has now expired.

RELEVANT PLANNING POLICIES

National Policy, Guidance or Legislation

PPG 18 - Enforcing Planning Control

Taunton Deane Local Plan 2004

S1 (General Requirements)

S2 (Design)

DETERMINING ISSUES AND CONSIDERATIONS

The issue here is largely the visual amenity of the area but also safety. The container is sited in front of a group of garages adjacent to the lane serving a number of properties. The container appears incongruent in this location and detracts from the character and visual amenity of the area and is considered contrary to policies S1(D) and S2 (A) of the Local Plan.

The location of the container also makes it difficult for vehicles to exit the property to the west of the site by blocking visibility to the east. This would be contrary to policy S1(A) of the Local Plan. It is therefore recommended that an Enforcement Notice be issued to secure the removal of the container within 6 weeks of the Notice coming into effect.

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

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