

1. **File/Complaint Number** 23/06/0031 & E0076/23/10
2. **Location of Site** Fairfield Gate, 9 Fairfield Terrace, Wood Street. Milverton.
3. **Names of Owners** Mr I Walker, 9 Fairfield Terrace, Wood Street, Milverton.
4. **Names of Occupiers** As above
5. **Nature of Contravention** Double garage not built in accordance with the approved plans
6. **Planning History** Planning permission was granted for the erection of a dwelling and double garage on 9th November 2006. Work on the dwelling is virtually complete and is occupied. The garage foundations were started at the same time as the house but construction on the structure has only recently been started. Currently the building is at the stage where roofing tiles are ready to be laid. Concern was raised that the pitch of the roof may be steeper than that approved. After further investigation it was found that the roof pitch is that as approved. However, it was noticed that two small projections to the garage have been constructed which were not shown on the plans. The additions include a stairway to the loft space of the garage and an area approx 1m x 2m where a garden shed used to be sited. This area has now been incorporated within the garage space. I explained to Mr Walker that although minor a new planning application would have to be submitted in order to regularise the situation. The additions cannot be considered as permitted development as the structure has not been completed. Mr Walker informed me that he would not be submitting a Planning application for the additions.
7. **Reasons for taking Action** Having consulted the Planning Officer, he is of the view that the two projections do not have an effect on the neighbouring property and that if an application was submitted for their retention it would be likely to be recommended for approval. In view of this it would not be expedient for the Local Planning Authority to take any further action over the unauthorised additions.
8. **Recommendation** Due to the minor nature and impact on neighbours of the additions it is recommended not to take any further action.

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

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