

## **PLANNING COMMITTEE – 13 OCTOBER, 2004**

### **Report of the Development Control Manager**

#### **ENFORCEMENT**

**Parish:** Ashbrittle

1. **File/Complainant Number** E230/01/2004
2. **Location of Site** Court Place Barn, Ashbrittle, Wellington.
3. **Names of Owners** Elizabeth Taylor
4. **Names of Occupiers** Elizabeth Taylor
5. **Nature of Contravention**

Erection of summerhouse

6. **Planning History**

A complaint was received on 14 July, 2004 that a summerhouse had been erected at the above address. The development requires planning permission due to the 'permitted development rights' having been removed in respect of ancillary structures. An application was submitted on 20 August, 2004 and was subsequently refused on 30 September, 2004 under delegated powers.

7. **Reasons for Taking Action**

It is considered that the development is detrimental to the traditional character and setting of the adjacent converted listed barns and represents an incongruous and alien feature in this prominent position within the street scene. Furthermore, it detracts from the visual amenity and open character of this area that is part of an area designated to remain undeveloped and is considered detrimental to the character and appearance of the Conservation area. As such the development is considered contrary to Taunton Deane Local Plan Revised Deposit Policies S1, S2, H19, EN15, EN17 and EN25.

8. **Recommendation**

The Solicitor to the Council be authorised to take enforcement action to secure the removal of the structure and prosecution proceedings subject to satisfactory evidence should the notice not be complied with.

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

**CONTACT OFFICER: Mr J A W Hardy Tel: 356479**