

PLANNING COMMITTEE – 27 SEPTEMBER, 2006

Report of the Development Control Manager

ENFORCEMENT ITEM

Parish: Taunton

1. **File/Complaint Number** E382/38/2005
2. **Location of Site** Pippins, 31 Wellington Road, Taunton
3. **Names of Owners** Mr & Mrs Knapp
4. **Names of Occupiers** Mr & Mrs Knapp

5. **Nature of Contravention**
Erection of additional extension

6. **Planning History**

The extension/conservatory was first brought to the Council's attention in January 2006. A letter was written to Mrs Knapp explaining that a number of extensions had been previously carried out at this address. Therefore, the new extension/conservatory now being erected required planning permission as the permitted development rights of 70 cubic meters had already been used. It was also explained that a newly erected fence to the boundary was over 2 m in height in places and therefore required planning permission. In April 2006 a further letter was written to Mrs Knapp raising concerns that further works to the roof of the garage had been carried out. Mrs Knapp was advised that one application could be submitted to cover all the unauthorised works. In August 2006, Mrs Knapp was again contacted by letter informing her of the need to submit a planning application but to date no application has been received.

7. **Reasons for taking Action**

It is considered that the fence due to its height and visual impact on the neighbouring property, is considered to detract from the visual amenity of the area. The extension/conservatory and other alterations to the property is already considered to constitute an over development of the site. The works are therefore contrary to Taunton Deane Local Plan Policy H17

8. **Recommendation**

The Solicitor to the Council be authorised to take enforcement action and prosecution proceedings subject to satisfactory evidence being obtained 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.

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