

## **Planning Committee – 13 December, 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 W Knapp
4. **Names of Occupiers** Mr & Mrs W Knapp

5. **Nature of Contravention**

Erection of additional extensions, fence and alterations to garage.

6. **Planning History**

A complaint was received in December 2005 regarding possible unauthorised extensions at 31 Wellington Road. The concern was that a conservatory was being constructed without permission adding to the other extensions already constructed. Also the boundary wall had been increased in height over 2 m high by the addition of wicker panels. The owners were contacted and informed that the additional structures required planning permission. They stated that they had previously been in touch with the Authority and were informed that the total volume of the extensions constructed fell within permitted development rights. They accepted that the boundary wall required permission but it was required to stop their disabled son from throwing items into the neighbour's garden. The works carried out to the garage involved alterations to the roof but this did not increase the height as to require planning permission. From the information provided by the owners, site visits and discussions with interested parties (Children and Young People's Directorate) although the conservatory requires planning permission, it is considered that should an application be forthcoming it is likely to be approved. Similarly, the additional height to the boundary wall requires permission but again this would be acceptable if subject to a planning application.

7. **Reasons for taking Action**

It is considered that the conservatory and boundary wall are acceptable and therefore it is not expedient to progress further action to secure the submission of an application.

8. **Recommendation**

The Committee resolve to take no 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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