

Planning Committee – 24 January, 2007

Report of the Development Control Manager

Enforcement Item

Parish: Staplegrove

1. **File/Complaint Number** E198/34/2006 – 34/2006/038
2. **Location of Site** Calypso, Rectory Close, Staplegrove, Taunton, TA2 6EW.
3. **Names of Owners** Mr & Mrs J Prosser
4. **Names of Occupiers** Mr & Mrs J Prosser and others

5. **Nature of Contravention**
Dwelling sub-divided into two.

6. **Planning History**

A complaint was received on 22 June, 2006 that the dwelling has been sub-divided into two units of accommodation. The property is registered as Calypso, Rectory Close and The Annex, Calypso, Rectory Close. A planning application was received in July 2006 to regularise the unauthorised sub division but this was refused in September 2006 due to insufficient parking provision. An amended scheme was submitted in November 2006 to try and resolve the parking situation but the application was subsequently refused under delegated powers on 11 January, 2007 .

7. **Reasons for taking Action**

The proposed off street parking is inadequate in that it does not make provision for a usable pedestrian access to the site and therefore contrary to the provision of Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan. As a result the development would encourage the parking of vehicles on the unadopted highway, which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point. Furthermore, the demand for more parking would detract from the overall character of the road.

8. **Recommendation**

The Solicitor to the Council be authorised to serve an enforcement notice and take prosecution action subject to satisfactory evidence being obtained that the notice has not been 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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