

PLANNING COMMITTEE – 16 JUNE, 2004

Report of the Chief Planning Officer

ENFORCEMENT ITEM

Parish: Taunton

1. **File/Complaint Number** E224/38/2003
2. **Location of Site** 33 Alma Street, Taunton
3. **Names of Owners** Mr A S Leeming
4. **Names of Occupiers** Various

5. **Nature of Contravention**

Possible change of use from domestic to part business use

6. **Planning History**

A complaint was received on 29 May, 2003 about the apparent multi use of No 33 Alma Street. Details were given that the property was being used as three letting bedrooms and an office on the ground floor. One of the tenants was also operating his business from the ground floor office. The business being operated is a property letting company, which involves a number of tenants visiting No 33 Alma Street to pay rents etc. which has caused difficulties with regard to parking and disturbance to neighbouring properties. Further information was obtained from various sources including the internet to gather a more detailed picture of the type of business being conducted. A visit was made to the property on 11 March, 2004 when the owner allowed a detailed inspection of the premises to take place. From the inspection it was found there were three letting bedrooms although the owner stated he used the front bedroom. The front ground floor room was fitted out as an office. Since the inspection the tenant who operated his business with the owner from the ground floor office has relocated his operation to alternative premises but has retained tenancy of one of the bedrooms. Further evidence has been received indicating that the owner has let the front bedroom and no longer resides at the property. The owner has been asked to submit a planning application to regularise the situation. To date no application has been forthcoming.

7. **Reasons for taking Action**

It is considered that although the property is in multi use the office element of one ground floor room is acceptable. Now that the additional business has relocated the number of visits by tenants etc is fewer and therefore the use is less disruptive to the neighbouring properties. It is considered that the use of the property is acceptable and should a planning application be submitted it would be likely to be viewed favourably

8. **Recommendation**

In view of the above and in the absence of a planning application being submitted it is recommended that no further action be taken.

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