

PLANNING COMMITTEE – 26 JANUARY, 2005

Report of the Development Control Manager

ENFORCEMENT ITEM

Parish: North Curry

1. **File/Complainant Number** E376/24/2004
2. **Location of Site** Queens House, The Square, North Curry, Taunton.
3. **Names of Owners** Mr D Franks
4. **Names of Occupiers** Mr D Franks
5. **Nature of Contravention**
Railings erected to front of property
6. **Planning History**

The matter was brought to the Councils attention on 22 October, 2004. A site visit was made where it was found that a set of metal railings had been provided around the front garden area of Queens House. The railings are of traditional design and painted white. The overall height of the enclosure is approximately 1.2 m, which includes a dwarf stone wall to which the railings are fixed. As the height is in excess of 1.0 m and is adjacent to the highway a planning application should be submitted. The owner was informed of this but suggests that he has had nothing but praise for the railings and is of the view that permission would be granted. He has therefore declined to proceed with an application. Both the Parish Council and the Conservation Officer find the development acceptable and have not raised any objection.

7. **Reasons for not taking Action**

It is considered that the design and construction of the railings are in keeping with the period property and the Conservation Area of North Curry. Should an application have been submitted it is likely to have been granted consent.

8. **Recommendation**

That no further action be taken over this matter.

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