

## **Planning Committee – 24 January, 2007**

### **Report of the Development Control Manager**

#### **Enforcement Item**

#### **Parish: Taunton**

1. **File/Complaint Number** E207/38/2005 – 38/2006/025
2. **Location of Site** 31 Shoreditch Road, Taunton, Somerset
3. **Names of Owners** Ms Tracey Bristow
4. **Names of Occupiers** As above

5. **Nature of Contravention**

Extension not built as approved plans.

6. **Planning History**

A complaint was received on 20 July, 2005 regarding extensions being constructed at the property. Planning Permission was granted in 2003 for extensions and alterations. Part of the permission involved an extension built on the western side of the property very close to the boundary of 29 Shoreditch Road. Due to the proximity of the boundary no windows were shown on this elevation. Whilst works were underway it was noticed that the extension on the west elevation was being built differently to the approved plans in two respects, namely the roof was higher and wider than that approved and two windows had been provided. The owner was contacted regarding the discrepancy and her agent submitted a new application to regularise the situation. The application was submitted in January 2006 and subsequently refused under delegated powers on 15 March, 2006. The development is now complete and therefore unauthorised.

7. **Reasons for taking Action**

It is considered the neighbouring property, No. 29 Shoreditch Road, is overlooked to an unreasonable degree, thereby resulting in loss of privacy and loss of residential amenity. The development is therefore contrary to Taunton Deane Local Plan Policies S1 and H17.

8. **Recommendation**

The Solicitor to the Council be authorised to take enforcement action to secure removal of the window in compliance with the approved plans attached to permission No. 38/2003/284 and take prosecution action subject to satisfactory evidence 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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