

**PLANNING COMMITTEE - 29 JANUARY, 2003**

**Report of the Chief Planning Officer**

**ENFORCEMENT ITEM**

**Parish: Bickenhall**

1. **File/Complaint Number** E260/04/2002 and 04/2002/004
2. **Location of Site** Fordbridge, Dairy House Lane, Bickenhall, Taunton.
3. **Names of Owners** Mr & Mrs G Gunstone
4. **Names of Occupiers** As above

5. **Nature of Contravention**

Erection of Garage/Shed

6. **Planning History**

It was brought to the Council's attention on 29th October, 2002 that a large structure was being constructed in a field adjoining Fordbridge. A visit was made that same day and it was found that the building was outside the domestic curtilage of the dwelling, therefore planning permission is required. The owner was informed that an application was required on 30th October, 2002 and the application was submitted on 12th November, 2002. The application was dealt with under delegated powers and was subsequently refused on 20th December, 2002.

7. **Reasons for taking Action**

The garage/shed erected, by reason of its size and siting, has a similar impact of that of a new dwelling outside the recognised limits of a designated settlement in open countryside and situated within a designated Special Landscape Area. The garage/shed is in an isolated position away from the house, outside of the recognised domestic curtilage of Fordbridge. It is the policy of the Local Planning Authority to strictly control development in such areas. It is not considered that the proposal maintains or enhances the environmental quality and landscape character of the area. The garage/shed constitutes an undesirable intrusion into an area of open countryside to the detriment of the visual amenities of the locality. Therefore, it is considered to be contrary to Policy STR6 and Policy 5 of the Somerset and Exmoor National Park Joint Structure Plan Review, Policy ED/EC/7 of the East Deane Local Plan and Policy S8 of the Taunton Deane

Local Plan Revised Deposit.

**8. Recommendation**

The Solicitor to the Council be authorised to serve an Enforcement Notice and prosecution proceedings subject to sufficient 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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