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## Appeal Decision

Site visit made on 8 March 2016

by **David Walker MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 7<sup>th</sup> April 2016

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**Appeal Ref: APP/R3325/D/15/3139102**

**16 Northbrook Road, Yeovil, Somerset BA21 5RQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Ryan Ferrari against the decision of South Somerset District Council.
  - The application Ref 15/03206/FUL, dated 28 April 2015, was refused by notice dated 3 September 2015.
  - The development proposed is the erection of a shed (retrospective).
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### Decision

1. The appeal is allowed and planning permission is granted for the erection of a shed at 16 Northbrook Road, Yeovil, Somerset BA21 5RQ in accordance with the terms of the application, Ref 15/03206/FUL, dated 28 April 2015, subject to the following conditions:
  - 1) Unless within 3 months of the date of this decision a scheme to screen the development is submitted in writing to the local planning authority for approval, and unless the scheme is implemented within 3 months of the local planning authority's approval, the use of the shed shall cease and all materials and equipment brought onto the land for the purpose of such use shall be removed until such a time as a scheme is approved and implemented. Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be retained.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location/Site Plan and Photographs annotated with measurements, all dated received 9 July 2015.

### Preliminary Matters

2. The appeal being allowed, I have used the amended description of the proposal within the Council's decision notice in the interests of consistency.

### Main Issue

3. The main issue in the appeal is the effect of the proposal on the character and appearance of the area.

### Reasons

4. The application to the Council was retrospective, the shed having already been installed. The development was accordingly in situ at the time of my site inspection and consists of a green coloured shed of small and domestic
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proportions sitting atop a concrete base. The shed is required to be located at the front of the house in order to receive medical supplies for a dependent relative.

5. Constructed of steel it is a utilitarian appearing structure and I acknowledge the concerns of ward councillors and the Yeovil Town Council over the appearance of this in the street scene. However, within the same street scene there is a large bin compound opposite the appeal site, and frontage car parking and wheeled bins are prevalent along the length of the street; such factors combining to have a negative effect on the appearance of the street as a pre-existing condition of the area.
6. In this context I find the shed to be sited in such a position against a backdrop of a taller fence such that it is not particularly prominent. Moreover, the appellant's specific requirement for the shed is a factor weighing in favour of it being located to the front of the house.
7. Nonetheless, I agree with the submission of the Council, and others, that the shed would benefit from additional screening due to the utilitarian appearance of the structure in a residential street. With the appellant indicating his acceptance of such a requirement and as the development has already been implemented, I attach a condition for the provision of a suitable scheme for screening, allowing a longer period of time for compliance than the Council's suggestion in order to allow for some reasonable flexibility. I also attach a condition relating to the plans approved for the avoidance of doubt.
8. In conclusion, I find that with suitable additional screening as can be secured by condition the proposal would have a satisfactory effect on the character and appearance of the area. It would therefore accord with the requirements of Policy EQ2: General Development of the South Somerset Local Plan 2006-2028 to achieve high quality in development, which promotes local distinctiveness and preserves or enhances the character and appearance of the area.

### **Conclusion**

9. For the reasons given above, and with regard to the development plan read as a whole, I conclude that the appeal should be allowed subject to conditions.

*David Walker*

INSPECTOR