

Officer Report On Planning Application: 15/03206/FUL

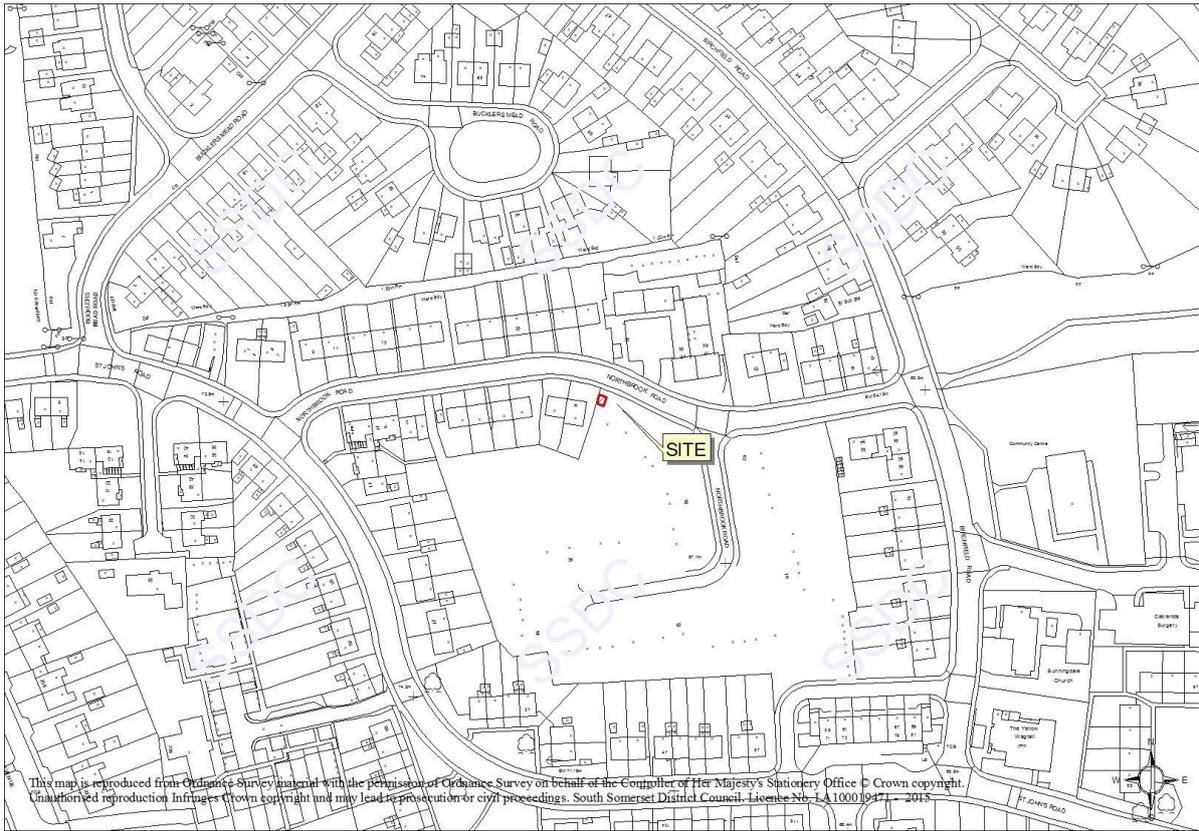
Proposal :	Erection of a shed (Retrospective)(GR 356584/117451)
Site Address:	16 Northbrook Road, Yeovil, Somerset
Parish:	Yeovil East
Yeovil (East) Ward (SSDC Member)	Cllr D Recardo Cllr R Stickland Cllr T Lock
Recommending Case Officer:	Jane Green Tel: 01935 462079 Email: jane.green@southsomerset.gov.uk
Target date :	3rd September 2015
Applicant :	Mr Ryan Ferrari
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL

This application is referred for Committee consideration at the request of the three Ward Members and with the agreement of the Chairman to allow the application to be debated in public given the concerns raised by Yeovil Town Council.

SITE DESCRIPTION AND PROPOSAL





16 Northbrook Road is an end of terrace unit constructed from red brick. The terrace of three properties benefit from dedicated car parking immediately on their frontage. Side access to the property is also provided.

This retrospective application seeks permission for the retention of a shed installed between the parking spaces and the side access gate. The shed is constructed from green metal measuring approximately 2.02ms by 1.37ms in floor area with a height of 1.89ms to the ridge of shallow pitched roof.

The shed is located forward of the front elevation, hence the need for planning permission.

A supporting letter has been submitted with the application detailing the use of the shed. It is used to store medical supplies for one of the occupants of the property the details of which have been authorised to be publically viewable by the applicant.

Should the application be refused consideration should be given to instigating formal enforcement action.

HISTORY

None relevant.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

On the 5th March 2015 the South Somerset Local Plan (2006 - 2028) was adopted. Therefore it is considered that the development plan comprises this plan.

Policies of the adopted South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS1 - Settlement Hierarchy

EQ2 - General Development

National Planning Policy Framework (March 2012)

Chapter 7 - Requiring Good Design

CONSULTATIONS

Yeovil Town Council - Object - Out of keeping with the existing area due to its location and design

COUNTY HIGHWAY AUTHORITY - No observations

SSDC HIGHWAYS CONSULTANT - No significant highway issues if the shed is used for domestic purposes

REPRESENTATIONS

2 neighbours were notified in writing and a site notice was displayed, no representations were received

CONSIDERATIONS

This proposal is for development within the curtilage of a domestic property and therefore the principle of development is acceptable.

Principle of Development

This proposal is for an outbuilding to be used ancillary to a domestic property and therefore the principle of development is acceptable. The main consideration of the application lies with policy EQ2 of the Local Plan, which requires development to be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district. It also requires development proposals to protect the residential amenity of neighbouring properties.

Whilst the applicant has sought to justify the development with the supporting letter this reason is not a material planning consideration that is given significant weight.

Visual Amenity

Policy EQ2 of the South Somerset Local Plan states that development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district. The recently adopted National Planning Policy Framework (NPPF) also highlights the importance of high quality design.

In this case the property is located in an established residential road but within a group of properties recently constructed as part of the regeneration of part of the area.

The property is an end of terrace and to the front is a small grassed area between the two parking spaces and a boundary fence. The shed is located on this grass area already and is constructed of metal in a grey and green colour. Its position is against the timber fencing and due to the change in levels, set back position and modest size sits relatively discreetly in the street.

Whilst this type of development is often not favoured to the front of the property due to the prominence in the wider area and the comments of Yeovil Town Council are noted, it is

considered in this case the proposal is not overly intrusive.

As proposed, on balance, it is considered that the outbuilding is of a form and scale that is acceptable in this particular case and would not harm the character of the property or have a detrimental impact on the visual amenity of the area.

Impact on Residential Amenity

No neighbour objections have been received on the application. Future occupants of the neighbouring properties are however considered. Policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028) states the development proposal should protect the residential amenity of neighbouring properties. Likewise, the Core Planning Principles of the NPPF (paragraph 17) states that "planning should always seek to secure high quality design and a good standard of amenity to all existing and future occupants of land and buildings".

Having regard to the scale and nature of the proposed development it is considered it would have an acceptable impact on the residential amenity of neighbouring properties, in that it would not unacceptably overlook, cause disturbance to, or be overbearing on such properties.

The development is therefore considered to be in accordance with the aims and objectives of Local Plan policy EQ2 and with the Core Planning Principles at paragraph 17 of the National Planning Policy Framework.

Highway Safety

There are no considerations for highway safety with the proposal.

RECOMMENDATION

Grant permission for the following reason:

01. The proposed development, due to its scale, position and materials, is not considered to result in any demonstrable harm to visual or residential amenity or to be prejudicial to highway safety and therefore accords with the aims and objectives of EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 20 March 2015.

Reason: To comply with Section 73A of the Act.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan/Location Plan (scales 1:200 and 1:1250) and 3 photo montages with measurements

Reason: For the avoidance of doubt and in the interests of proper planning