



Appeal Decision

Site Visit made on 25 May 2021 by G Sibley MPLAN MRTPI

Decision by L McKay MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 June 2021

Appeal Ref: APP/F2415/W/21/3270523

Land west of Uppingham Road, Medbourne, Market Harborough LE16 8ED

- 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 Mrs Jean Buxton against the decision of Harborough District Council.
 - The application Ref 20/00996/FUL, dated 20 July 2020, was refused by notice dated 18 September 2020.
 - The development proposed is a garden shed.
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Decision

1. The appeal is allowed and planning permission is granted for a garden shed at land west of Uppingham Road, Medbourne, Market Harborough LE16 8ED in accordance with the terms of the application, Ref 20/00996/FUL, dated 20 July 2020 and in accordance with the submitted plans.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The shed has already been constructed as shown on the submitted plans, other than the installation of windows, and as a result the application and the appeal were submitted retrospectively. Consequently, I have dealt with the appeal on this basis and have removed 'proposed' from the description of development in the header above.
4. Planning permission was granted for a dwelling on the site which at the time of the application had been implemented but not completed. At my site visit it was clear that the dwelling had been completed and was occupied.
5. There are other outbuildings around the site which are subject to enforcement investigation and the Council considers some to be unauthorised. Those matters are not before me in this appeal however, and I have considered the shed on its own merits. Nonetheless, as their status is unclear I have had regard to the cumulative impact of the shed with the other outbuildings in my reasoning.

Main Issue

6. The effect of the development upon the character and appearance of the area.

Reasons for the Recommendation

7. The shed has been built to the rear of the single storey dwelling and has been constructed from timber and painted dark brown. Next to the shed is a larger outbuilding of similar design and colour, with a roof between the two buildings to create an open storage area. Although it is attached to the other outbuilding, the only development applied for is the shed and as such those other structures are not before me to consider.
8. The appeal site is mostly covered by trees and large shrubs and has a more rural appearance than a typical garden with more woodland than grassland. It is located off a private driveway from Uppingham Road and the ground level drops off steeply from the road. There are views into parts of the site from the surrounding area, including an Important View as identified in the Medbourne Neighbourhood Plan (MNP). However, due to the topography the shed is mostly hidden from view from the public realm and the only clear view of the dwelling and the shed is from the driveway.
9. The shed is not as tall as the dwelling and is relatively narrow, so is subservient in scale to the dwelling. The floor to ceiling windows, still to be installed, would not appear out of character in a domestic outbuilding closely associated with a residential dwelling. Consequently, due to the materials used in its construction, its scale and appearance, I find that the shed is appropriate within the setting of the dwelling.
10. Given the size of the area of land associated with the dwelling, the small size of the shed and its limited visibility, the shed does not have any significant visual impact even when seen together with the other outbuildings on the site. Therefore, it does not make the site appear cluttered and does not harm the character and appearance of the site or the wider area.
11. At the time of my visit the shed was filled with plants, timber and other items typically associated with residential garden work and it was apparent that the occupier was in the process of extensive landscaping work around the garden. Therefore, it appeared to be in use for domestic purposes associated with the dwelling. The use of the other outbuildings which are not part of this appeal scheme is a separate matter for the Council.
12. Accordingly, the shed does not harm the character and appearance of the area and as such does not conflict with Policy GD8 of the Harborough Local Plan or Policy H5 of the MNP which together require high quality design that respects local character.

Other Matters

13. Great Crested Newts are known to be in the area however from the evidence before me the likelihood of them having been affected by construction of this small shed is low. Mitigation for any impacts of the permitted dwelling has been secured through conditions on that permission and as that development has been implemented, there is no need to duplicate those requirements here.

Conditions

14. No conditions have been suggested by either party and because the development has already been completed, none are necessary.

Conclusion and Recommendation

15. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

G Sibley

APPEAL PLANNING OFFICER

Inspector's Decision

16. I have considered all the submitted evidence and the Appeal Planning Officer's report and agree with the recommendation. The appeal is therefore allowed.

L McKay

INSPECTOR