

Appeal Decision

Site visit made on 22 August 2022

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 September 2022

Appeal Ref: APP/Y3940/D/22/3297876

1 Grays Orchard, Durrington, Wiltshire SP4 8GQ

- 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 Naomi Purdie against the decision of Wiltshire Council.
 - The application Ref PL/2021/07826, dated 2 August 2021, was refused by notice dated 7 February 2022.
 - The development proposed is the erection of a 1200mm by 2400mm timber shed.
-

Decision

1. The appeal is dismissed.

Preliminary matter

2. The appeal application was retrospective as the shed was already in place when the application was made.

Main issue

3. The main issue is the effect of the proposal on the character and appearance of Grays Orchard.

Reasons

4. Grays Orchard is a new cul-de-sac development of 2 storey terraced houses, grouped around a parking courtyard and set back from the street behind other development. No 1 is an end of terrace house at the edge of the development. A feather edged boarding and felt roofed shed has been constructed in its front garden.
5. The small shed is only visible from within the courtyard and is fairly discreetly sited next to a timber boundary fence. Nevertheless, it is a low quality structure which intrudes on this new space, detracting from its spaciousness and appearance. It is a functional outbuilding more suitable to a back garden location and no reason has been given for its front garden location. I have not been provided with a landscaping plan for the courtyard, but the shed does occupy an area which could potentially be used for planting to help soften views of the fence and give the courtyard a greener appearance.

6. I conclude that the shed unacceptably harms the character and appearance of Grays Orchard. It therefore conflicts with the aims of Policy CP57 of the Wiltshire Core Strategy, Objective 22 of the Council's design guidance *Creating Places* and the National Planning Policy Framework, to secure a high standard of design in all developments, including in terms of building materials, finishes and landscaping.
7. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR