
Appeal Decision

Site visit made on 4 January 2023

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 20 January 2023

Appeal Ref: APP/R3325/D/22/3308106

49 Combe Park, Yeovil, Somerset, BA21 3BE

- 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 and Mrs Duckworth against the decision of South Somerset District Council.
 - The application Ref 22/01336/HOU, dated 29 April 2022, was refused by notice dated 22 July 2022.
 - The development proposed is demolition of existing garage and conservatory, erection of single storey extension and detached double garage.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of existing garage and conservatory, erection of single storey extension and detached double garage at 49 Combe Park, Yeovil, Somerset, BA21 3BE, in accordance with the terms of the application Ref 22/01336/HOU, dated 29 April 2022, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 7240-01 survey plans, elevations and photos, 7240-02 proposed plans and elevations and 7240-03 proposed elevations and sections.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Main issue

2. I consider that the main issue in this case is its effect on the character and appearance of the area.

Reasons

3. 49 Combe Park is a detached two storey house on a corner plot in an established residential area. It has an attached single garage on the west side and a large area of hardstanding in the northwest corner of the garden with access to Combe Park. Houses along Combe Park are mainly two storey houses and bungalows of brick, similar in style to No. 49, sited along a more or

less regular building line. A Public Right of Way runs to the west of the site adjacent to the boundary.

4. I consider that the policy relevant to this case is EQ2 of the South Somerset Local Plan (2009-2028) (the local plan), which among other things, expects development to be of a high quality of design which respects the local context.
5. The proposal includes the demolition of the existing garage and conservatory and the erection of a single storey extension on the southwest side of the house and a detached double garage on the hardstanding in the northwest corner of the plot.
6. The Council raises no objection to the single storey extension and I see no reason to disagree with that.
7. The proposed garage would stand forward of the north elevation of the house and of the front building line of the properties to the west along the south side of this part of Combe Park. It would be readily visible for a short distance on turning the corner looking west, but would be less so in views from the west towards the corner, where it would be partially obscured by existing vegetation in the neighbouring property and seen against the background of the houses at the end of the road.
8. The house is on a corner plot, which might be expected to be relatively large. However, I understand that the building was originally a shop. It is set back from the main building line along the eastern section of Combe Park, and the hardstanding to the northwest was originally the parking area for the shop. This has resulted in a cramped and relatively restricted area of private amenity land to the rear of the house.
9. The proposed garage would improve the appearance of the site by enabling the replacement of the existing poor quality attached garage and hardstanding. Its location in the corner would facilitate the optimisation of the limited amount of private amenity space. It would have no adverse effect on the amenities of the occupiers of neighbouring properties.
10. Although the garage would be clearly visible, it would be constructed of materials to match the house and I consider that it would not cause undue harm to the appearance of the street scene.
11. I conclude that the proposal would not harm the character and appearance of the house itself or the wider area and that it is consistent with policy EQ2.
12. For the reasons given above, the appeal is allowed.

Conditions

13. I have considered the conditions put forward by the Council, having regard to the tests set out in the Framework. A condition detailing the plans is necessary to ensure the development is carried out in accordance with the approved plans and for the avoidance of doubt. A condition relating to the materials is necessary in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR