



Appeal Decision

Site visit made on 25 March 2025

by Juliet Rogers BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 April 2025

Appeal Ref: APP/D0121/D/25/3358700

Proposal: erection of an enlarged shed to the front of the dwelling at 24 The Grove (No.24), Winscombe, North Somerset BS25 1JH

Application Ref: 24/P/2015/FUH.

Decision – planning permission is granted.

Reasons

Issue – effect on the character and appearance of the area

1. The shed would be sited forward of the general, but not uniform, building line of the dwellings in The Grove. However, as the use and features to the front of the properties along the road vary greatly, the character of The Grove is not homogeneous.
2. Only a small section of the upper part of the flat roofed shed would be visible above the front timber boundary fence with trellis above. In combination with its siting close to the fence and the use of complementary timber construction materials the shed would not be a prominent or incongruous feature within the street scene.
3. The proposal would not harm the character and appearance of the area and accords with the policies cited in the decision notice.

Issue – whether existing occupiers of No.24 would experience satisfactory living conditions regarding daylight and outlook

4. The shed would be located towards the front site boundary, leaving a gap between it and the window serving the living space on the ground floor of No.24. The position and width of this window, combined with the gap to the shed would permit an acceptable amount of daylight to reach the dwelling's living space. Although the siting of the shed would reduce the outlook from this window, this would be a marginal reduction, with views still possible to the sides and over the shed.
5. Therefore, existing occupiers of No.24 would experience satisfactory living conditions regarding daylight and outlook. The proposal accords with the policies cited in the decision notice.

Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: to comply with s51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with drawing nos: A003-Proposed Plan; and A005-Proposed Elevations.

Reason: to provide certainty.

Conclusion

6. The proposal complies with the development plan as a whole and nothing indicates a decision should be made otherwise.

Juliet Rogers

INSPECTOR