



Appeal Decision

Site visit made on 4 September 2024

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

an Inspector appointed by the Secretary of State

Decision date: 16 September 2024

Appeal Ref: APP/R3325/D/24/3347809

Bekynton, High Street, Keinton Mandeville, Somerton, Somerset, TA11 6DZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Jason Sage against the decision of Somerset Council.
 - The application Ref is 24/00411/HOU.
 - The development proposed is to site a 20 foot metal shipping storage container to front of property, propose to timber clad the sides and doors of the container.
-

Decision

1. The appeal is allowed and planning permission is granted to site a 20 foot metal shipping storage container to front of property, propose to timber clad the sides and doors of the container at Bekynton, High Street, Keinton Mandeville, Somerton, Somerset, TA11 6DZ, in accordance with the terms of the application Ref 24/00411/HOU 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: location plan, proposed elevations & floor plan: Drawing No. 6789998212FPNM Rev B, container position: Drawing No. TQRQM24047175644851 and concrete pantile and cedar feather edge material details used to clad the 20' shipping container.

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. Bekynton is a two storey house of reconstructed stone set well back from the road in a good-sized plot. There is a timber framed carport sited forward of the house to the east of the drive. It is in an established residential area with houses generally set back from the road and surrounded by well-maintained and extensive, mainly evergreen hedges, shrubbery and mature trees.
4. Policies relevant in this case include EQ2 of the South Somerset Local Plan (2006 – 2028) which relates, among other things, to the design quality of development and the efficient use of land and requires development to preserve or enhance the character and appearance of the district.

5. The proposed storage container would be approximately 6m long and 2.3m wide. I consider that it would not be dissimilar in appearance to a typical relatively large shed since it would be clad entirely in feather edge cedar timber similar to that of the existing larger timber framed and clad carport on the other side of the front garden and would have a virtually flat roof which would be tiled to match the carport and the house.
6. The front garden of Bekynton is well screened from the road by dense, mature evergreen hedges of a variety of species, with views into it limited to a point immediately at the entrance gate. There is additional laurel hedging across parts of the front garden which partially screens the existing carport. The proposed container would be located on the other, western, side of the drive and also screened by an established dense laurel hedge.
7. Although the proposal would have a somewhat unconventional form, I consider that it would have a minimal impact on the visual amenity or residential character and appearance of the area due to its set back from the road, the proposed materials and its modest height and the additional screening provided by the laurel hedge within the site. There are other structures visible along the street which are more prominent and less well screened.
8. I conclude that the proposal would not harm the character and appearance of the area and that it is consistent with local plan policy EQ2.
9. For the reasons given above, the appeal is allowed.

Conditions

10. 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 and materials is necessary to ensure the development is carried out in accordance with the approved plans and for the avoidance of doubt and in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR