

**APPEAL DECISIONS FOR COMMITTEE AGENDA – 05 November 2014**

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	INSPECTOR'S REMARKS
	<p>ERECTION OF TIMBER SHED IN THE REAR GARDEN OF 17 CLOVER MEAD, TAUNTON (RETENTION OF WORKS ALREADY UNDERTAKEN)</p>	<p>By virtue of its height and design and proximity of the building to the boundaries between No's 9,15 &amp; 19 Clover Mead, the proposal is considered to result in an undesirable, overbearing impact upon the amenity of the adjoining residential properties and therefore fails to accord with Policy DM1 of Taunton Deane Core Strategy.</p>		<p>The Inspector found the main issue to be the effect of the development on the living conditions of neighbouring residents by reason of visual impact.</p> <p>The appeal property is comprised within a cul-de-sac of relatively modern dwellings whose layout is tightly knit, and where rear gardens are relatively small. Some sheds have been erected in other gardens, but those I saw were all modestly sized and of a visually appropriate height, and as a consequence were proportionate to the sizes of their gardens. Contrastingly, the appeal structure, given its excessive height and perceived mass dominates its surroundings, and is highly and unacceptably conspicuous from adjoining gardens. The structure, which is of a utilitarian appearance, can also be plainly</p>

				<p>seen in the public realm in the gaps between Nos. 9-11 &amp; 19-21 Clover Mead, and is visually intrusive therefrom.</p> <p>The Inspector concluded that the shed structure unacceptably harms the living conditions of neighbouring residents, contrary to that provision of policy DM1 of the Taunton Deane Core Strategy requiring development not to unacceptably harm the amenity of individual dwellings or residential areas. That it also harms the wider scene adds strength to his conclusion in this respect.</p> <p>The Inspector DISMISSED the Appeal.</p>

**APPEALS RECEIVED FOR COMMITTEE AGENDA – 05 NOVEMBER 2014**

APPEAL NO	PROPOSAL	APPLICATION NUMBER
APP/D3315/A/14/2226157	ERECTION OF 1 NO. DETACHED DWELLING, ASSOCIATED AMENITY SPACE AND SINGLE GARAGE, IN THE GARDEN AT THE REAR OF 65 PRIORSWOOD ROAD, TAUNTON	38/14/0196
APP/D3315/A/14/2227315	PRIOR APPROVAL OF PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO DWELLINGHOUSE (USE CLASS C3) AT WEST VIEW FARM, WIVELISCOMBE	49/14/0032/CMB