

APPEAL BY MR STEPHEN PEACOCK AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISSION FOR THE FORMATION OF A VEHICULAR ACCESS AND HARD STANDING AT 143, WHITEHILL ROAD, KIDSGROVE

<u>Application Number</u>	13/00638/FUL
<u>LPA's Decision</u>	Refused by delegated powers on 15th October 2013
<u>Appeal Decision</u>	Allowed
<u>Date of Appeal Decision</u>	4th February 2014

The full text of the appeal decision is available to view on the Council's website (as an associated document to application 13/00638/FUL) and the following is a brief summary.

The Inspector considered the main issue to be the impact on highway safety taking particular account of visibility. In allowing the appeal, he made the following comments:

- The access would be from a dwelling onto Whitehill Road, a Class C road in a residential area and the hard standing would enable two vehicles to park off street. To the east numbers 145-155 Whitehill Road have gardens which project forward of the front boundary of the appeal property by about 5 metres with a narrower carriageway than that in front of number 143 and to the west. Vehicles park along the carriageway on the opposite side to numbers 145-155 further reducing the available carriageway width. As a result traffic along that section tends to be in one direction at a time. Traffic signs warn drivers to slow down. No evidence was put forward by the Council of excessive speeding problems.
- Numbers 145-151 have drives onto Whitehill Road and brick side boundary and/or front walls about 900mm high, plus pier caps. Vehicles would enter the road from the drive close to the side wall of number 145. During the site visit the Inspector observed that, from a driving position, vehicles using either carriageway can be clearly seen over the walls for some distance, and concluded that there would be comparatively little risk arising through inadequate visibility. Further, as the road is wider in front of 143 vehicles can exit the property without immediately entering the easterly flow of traffic.
- Vehicles currently park on both sides of the road and the Inspector observed vehicles executing three point turns. The proposal would enable vehicles to park off street, which may result in less on street manoeuvres.
- Due to the wide verge there would be no visibility problems in respect of traffic flowing in an easterly direction. There is a footpath on the same side of the road as number 143, which ends at the boundary wall with number 145. Views of those using this footpath, rather than the one on the opposite side of the road, would be improved if the front boundary hedge was lower.
- The Inspector concluded that the development would not result in highway safety issues. Conditions were included which include the requirement for the hedge to the west of the entrance to be lowered and retained at a height of 600mm.

Recommendation

That the decision be noted.