

**APPEAL BY MR A TOMSON AGAINST THE DECISION OF THE BOROUGH COUNCIL TO REFUSE THE GRANT OF PLANNING PERMISSION FOR THE ERECTION OF A DETACHED GARAGE FOR THE STORAGE OF CLASSIC CARS AND TRUCKS AT 145 OAKLEY COTTAGE, WOORE ROAD, OAKLEY, MARKET DRAYTON**

<b><u>Application Number</u></b>	<b>17/00657/FUL</b>
<b><u>LPA's Decision</u></b>	<b>Refused by delegated powers 19<sup>th</sup> December 2017</b>
<b><u>Appeal Decision</u></b>	<b>Appeal dismissed</b>
<b><u>Date of Appeal Decision</u></b>	<b>23<sup>rd</sup> October 2018</b>

**The Appeal Decision**

The Inspector identified the main issues to be the effect of the proposal on highway safety and the open countryside.

In dismissing the appeal the Inspector made the following comments:-

- The road is well trafficked and vehicles speeds are considerable. Although the Highway Authority requires the provision of visibility splays, it is not considered that these could be achieved on land under the control of the appellant.
- It is not considered that a vehicle could either leave or enter the site without overhanging the highway. This situation would cause significant harm to highway safety regardless of the frequency of use.
- Therefore, the appeal proposal is contrary to Paragraphs 108 and 109 of the Framework which state that, amongst other matters, development proposals should provide safe and suitable access for all users and that development should be refused on highway grounds if there would be an unacceptable impact on highway safety.
- The building is industrial in design and appearance and would bring a harsh context to its rural environment and surroundings. The appearance of the building would cause significant harm to the character and quality of the landscape in which it is sited.
- For the reasons set out above, the appeal is dismissed.

**Recommendation**

That the appeal decision be noted.