

APPEAL BY MR AND MRS S WATSON AGAINST THE DECISION OF THE COUNCIL TO REFUSE FULL PLANNING PERMISSION FOR THE CONSTRUCTION OF A DETACHED DWELLING AT LAND BETWEEN WINDY RIDGE AND SIROCCO, LONDON ROAD, KNIGHTON

<u>Application Number</u>	19/00295/FUL
<u>LPA's Decision</u>	Refused on 12 July 2019
<u>Appeal Decision</u>	Dismissed
<u>Date of Appeal Decision</u>	30 March 2020

Appeal Decision

The Inspector identified the main issues to be the accessibility of local facilities and services by means other than private car and the effect of the proposals on highway safety.

Regarding accessibility, the Inspector found that given the lack of safe access by foot or bike to the site and lack of transport links locally, the development conflicts with Policies SP3 and CSP1 of the local plan, and the recommendations of the Neighbourhood Plan. This conflict was attributed significant weight given the intention of the policies to promote safe and sustainable transport. Regarding highway safety, the Inspector found that any conflict could be overcome using a Grampian condition to prevent development until the speed limit is reduced. In conclusion, it was concluded that the overall benefits of the scheme would be limited and therefore the adverse impacts of allowing the development would significantly and demonstrably outweigh the benefits.

The planning decision setting out the reasons for refusal and the Appeal Decision in full can be viewed via the following link

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00295/FUL>

Recommendation

That the appeal decision be noted.