

**APPEAL BY MR & MRS MILLARD AGAINST THE DECISION OF THE COUNCIL TO REFUSE OUTLINE PLANNING PERMISSION FOR A DWELLING ON LAND ADJACENT 50 AND 52 HIGH STREET, HARRISEAHEAD**

<b><u>Application Number</u></b>	<b>19/00463/OUT</b>
<b><u>LPA's Decision</u></b>	<b>Refused on 16<sup>th</sup> October 2019</b>
<b><u>Appeal Decision</u></b>	<b>Dismissed</b>
<b><u>Date of Decision</u></b>	<b>9<sup>th</sup> September 2020</b>

**Appeal Decision**

The Inspector identified the main issue to be the effect of the proposed development on highway and pedestrian safety.

The Inspector considered that the access to the site is substandard in a number of respects. The appeal site would require cars to travel much further along it than any of the existing dwellings, and would increase the vehicular movements both along it, and utilising the junction with High Street. Intensification of the use of a substandard access, even if only limited, would increase the potential for conflict with pedestrians and would be detrimental to highway safety. Therefore, the proposal would have an unacceptable impact on highway and pedestrian safety and it would conflict with paragraphs 109 and 110 of the National Planning Policy Framework.

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/19/00463/OUT>

**Recommendation**

That the appeal decision be noted.