

APPEAL BY MRS SARAH FRADLEY AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISSION THE ERECTION OF 3 DETACHED, 2 BEDROOM BUNGALOWS, WITH ASSOCIATED PARKING ON LAND AT 106 PARK ROAD, SILVERDALE

<u>Application Number</u>	20/01103/FUL
<u>LPA's Decision</u>	Refused on 30^h March 2021 under delegated authority
<u>Appeal Decision</u>	Allowed
<u>Date of Decision</u>	22nd November 2021

Appeal Decision

The Inspector identified the main issue to be the effect of the development on Highway Safety.

The Inspector considered that acceptable visibility splays for the proposed development could be achieved through the use of a planning conditions which would require the removal of existing timber panel fencing that's runs along Haydock Court to the west of the application site. Similarly, the high panel fencing which flanks the existing access to No.106 at the roadside could be removed or reduced in height to facilitate visibility to the east which would also have the benefit of improving visibility for drivers leaving No.106.

It was also noted that for vehicles approaching the bend in the road along Racecourse that the open triangle of land with maintained grass on the inside of the bend would facilitate views along the frontage of the site, and that vehicles approaching the corner would need to slow down, which would provide adequate forewarning of manoeuvring vehicles associated with the use of the development.

For the reasons set out above the Inspector concluded that the proposal would not cause elevated highway safety concerns and that the proposal would thereby be consistent with the Planning Policy Framework which requires development to deliver safe and suitable access for all users.

Other considerations raised by local residents were considered by the Inspector, such as the proximity of the proposal to the local school and the impact on wildlife, however these matters were considered to carry only limited weight in against the proposal.

For these reasons the appeal was allowed, subject to conditions.

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/20/01103/FUL>

Recommendation

That the appeal decision be noted.