
Appeal Decision

Site visit made on 12 December 2016

by Helen Cassini BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 December 2016

Appeal Ref: APP/L5240/D/16/3160479
322 Mitcham Road, Croydon CR0 3JN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Cynthia Deluola against the decision of the Council of the London Borough of Croydon.
 - The application Ref 16/01631/P, dated 4 April 2016, was refused by notice dated 8 July 2016.
 - The development proposed is described on the application form as 'We are proposing a dropped kerb for vehicle access'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on highway safety.

Reasons

3. The appeal property is a terraced 2-storey dwelling located on Mitcham Road, which is predominantly residential in character. The dwelling has an existing low boundary wall and hard surface area behind. It is proposed to provide a 3.6 metre wide vehicle crossover to the footpath to allow the hard surface area to be used for off-street car parking.
 4. I accept that the dimensions of the proposal complies with guidance contained within the Croydon Council Residential Extensions and Alterations – Supplementary Planning Document No. 2 2006 (the SPD) and as such, adequate width is provided for access to either side of a vehicle parked in the space. However, the SPD also states that in some circumstances additional space for turning may be a requirement depending on the road conditions. From my observations, the proposal would not provide sufficient space to enable vehicles to enter and exit in forward gear.
 5. Despite complying with the SPD in terms of access space at either side of the car parking space, vehicles would be required to either stop on the highway and reverse into the site or reverse out of the site onto Mitcham Road. The road is designated as a London Distributor Road and the Council's evidence suggests that the road carries substantial volumes of traffic. In the absence of any contradictory evidence, I see no reason to disagree. Indeed, at the time of my site visit the road carried a substantial flow of traffic. Whilst I appreciate
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my observations were only a snapshot at a particular time of day, I have no evidence to suggest they were not representative of regular traffic flows.

6. Moreover, parking bays are also located on the highway. When vehicles are parked, visibility of vehicles exiting the site for drivers using the highway would be reduced. I accept that the plans submitted by the appellant depict an area for no obstruction in terms of visibility. However, no formal visibility splay information has been submitted. As such, from the evidence before me I consider that the likelihood of vehicles entering or exiting the site in reverse gear would cause material harm to highway safety.
7. My attention has been drawn to the vehicle access and associated parking at 326 Mitcham Road. However, I am not aware of the circumstances of this case, and in any event I have considered the appeal proposal on its own merits. As such, the example cited does not outweigh the significant harm I have identified.
8. I therefore find that the proposal would have a severe effect on highway safety. As a result, the proposal would conflict with Policy 6.3 of The Spatial Development Strategy for London Consolidated with Alterations Since 2011, 2016 and Policy UD13 of the Croydon Replacement Unitary Development Plan 2006 and guidance contained within the SPD. When taken together these policies and guidance seek, amongst other things, to ensure that development does not adversely affect safety on the transport network.

Conclusion

9. For the reasons given above, and taking account of all matters raised, I conclude that the appeal should be dismissed.

Helen Cassini

INSPECTOR