
Appeal Decision

Site visit made on 2 March 2017

by Sue Glover BA (Hons) MCD MRTPI

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

Decision date: 15 March 2017

Appeal Ref: APP/F5540/D/17/3166727

189 Hounslow Road, Hanworth, Feltham, Middlesex, TW13 6AD

- 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 Mrs Janice Powers against the decision of the Council of the London Borough of Hounslow.
 - The application Ref 00632/189/P2 was refused by notice dated 19 December 2016.
 - The development proposed is to create a new drop kerb to access to the front driveway for parking on the driveway.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on highway safety including the safety of pedestrians and cyclists.

Reasons

3. Hounslow Road, the A314 is a busy classified road. There is an existing cycleway, located next to the carriageway on the outside of parked vehicles, which ends a short distance away from no. 189 close to the end of the terrace. In front of the terraces there is informal parking of vehicles perpendicular to the street, but there are no designated parking bays. Vehicles appear to be parked randomly without crossover points between mature trees and street furniture.
 4. The informal parking arrangement in front of no. 189 and the adjacent dwellings requires drivers either to reverse into the carriageway with visibility impaired by other parked vehicles, or to turn within the carriageway and reverse into a parking place. In some cases there is obstruction of a safe passageway for pedestrians. The existing perpendicular parking off the carriageway in front of no. 189 and the adjacent dwellings therefore poses significant risks to highway safety including pedestrians and cyclists.
 5. The proposal to park vehicles in a driveway at the front of no. 189 would similarly require drivers either to reverse into the carriageway with impaired visibility from other parked vehicles or to make reversing movements within the busy carriageway. Although there are low front and side boundary walls at no. 189 allowing visibility of approaching pedestrians on exit, on entering the driveway there is potential that approaching pedestrians would be obscured by parked vehicles. There would be significant risks to highway safety from
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turning movements within the carriageway to cyclists and other road users, and to pedestrians on the footway.

6. The Council indicates that there is a proposal to deliver an off-carriageway cycleway with provision for off-carriageway parking in this location. I saw nearby in Hounslow Road that designated parking spaces are parallel to the carriageway. I have taken into account the Council's approved scheme to upgrade highway safety on this part of Hounslow Road as a material consideration to which I attach some weight.
7. Taking into account all these matters, I conclude that the proposal for a vehicular access for 2 vehicles parked at the front of no. 189 poses a significant highway safety risk for pedestrians, cyclists and other highway users. There is conflict with Policy CC2 of the Local Plan 2015-2030 Volume One (LP) that seeks to create places that feel safe with a particular focus on pedestrians and cyclists. I also find conflict with LP Policy EC2 that requires proposals for vehicle crossovers to be consistent with the Council's adopted policy.
8. The development plan policies are broadly compatible with paragraph 32 of the National Planning Policy Framework, which says that decisions should take account of whether safe and suitable access to the site can be achieved. I find conflict with the Framework in this respect.
9. I note that with the existing perpendicular parking at the front of the terrace there would be no loss of off-carriageway parking spaces. I have taken into account all other matters, including all the policies in the Framework and other national planning policy and guidance. The appeal however does not succeed.

Sue Glover

INSPECTOR
