
Appeal Decision

Site visit made on 26 September 2017

by Gwyn Clark BSc DipTP MRTPI

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

Decision date: 2nd November 2017

Appeal Ref: APP/W4705/D/17/3179423
77 Beacon Road, Bradford BD6 3ET

- 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 Ms Lynne Walker against the decision of City of Bradford Metropolitan District Council.
 - The application Ref 17/01532/HOU, dated 16 March 2017, was refused by notice dated 16 May 2017.
 - The development proposed is off street parking for single car for use by disabled person.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. Since the appeal was submitted the Council has adopted a new development plan and I have considered the appeal in this context rather than the superseded Replacement Unitary Development Plan for the Bradford District 2005

Main Issue

3. The main issue is the effect of the development on highway safety.

Reasons

4. Beacon Road, the B6380 Classified Road, lies within the Bradford urban area and is heavily trafficked. The proposed access would enable the creation of a parking space within the front garden of No 77. The garden is relatively narrow yet could accommodate a parked vehicle but with no opportunity for turning of the vehicle. Therefore in order to access the car parking space a vehicle would have to manoeuvre within the highway by either reversing into the space or reversing onto the carriageway. This would introduce an unexpected and dangerous manoeuvre on a busy main thoroughfare and would pose a significant risk to highway safety.
5. A pedestrian island stands to one side of the access and offers refuge to pedestrians crossing Beacon Road. The driver of a vehicle leaving the car parking space in a forward gear would have sufficient visibility of pedestrians on the footpath and on the refuge. However a reversing vehicle, whether

reversing into or out of the parking space, would have more limited visibility, and pose an unacceptable risk to the safety of pedestrians.

6. The access would therefore pose a significant risk to highway users and pedestrians and would prove contrary to policy DS5 of the Local Plan for the Bradford District Core Strategy 2017, which requires new development to provide a safe and secure environment.
7. The access and parking space is required for the appellant to provide a safe and a convenient parking arrangement for a close relative who is disabled and in poor health. However, the access onto Beacon Road would not be safe for other road users. Furthermore the risk to highway safety posed by use of the access would remain long into the future. Therefore I do not consider that the need for the access in this case outweighs the substantial harm to highway safety identified.
8. For the reasons given above I conclude that the appeal should be dismissed.

Gwyn Clark

INSPECTOR