
Appeal Decision

Site visit made on 19 August 2019

by M Harris BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 September 2019

Appeal Ref: APP/P0119/D/19/3231867

64 Down Road, Winterbourne Down, Bristol BS36 1BZ

- 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 Mr John Farrell against the decision of South Gloucestershire Council.
 - The application Ref P19/2378/F, dated 27 February 2019, was refused by notice dated 9 May 2019.
 - The development proposed is described as 'removal of part of front garden wall and installation of dropped kerb approx. 4m wide to create safe off street parking for up to 2 vehicles. In keeping with properties further down the street and reducing traffic congestion and on street parking issues. No parking restrictions in front of property. Approx. 18-20m away from the junction of the side road between numbers 62 and 58 Down Road'.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is located on Down Road, which is straight and slopes uphill from east to west with good visibility. There are numerous stretches of parking restrictions along this section of the road, principally double yellow lines restricting parking at any time though there are none in place on either side of the road immediately in front of the site.
4. The proposal seeks to provide a dropped kerb and an amended garden layout to allow parking for two vehicles, sited between a reinstated boundary and the pavement.
5. The local highway authority objected on the basis that there is insufficient space within the site to allow vehicles to manoeuvre and leave in a forward gear. From the evidence before me, it does not appear possible that an average car could be reasonably manoeuvred on the site due to the constrained space available.
6. In such circumstances, the reality is that it would be necessary to either stop in the highway and reverse on to the site or to reverse out of the site when leaving. This raises the potential for highway safety to be compromised by

reason of vehicles standing or manoeuvring in the highway, with the problem compounded by the existing on street parking.

7. I note the evidence regarding a similar proposal at 62 Down Road, together with reference to other neighbouring properties having comparable arrangements. However, I do not have details of any related approvals before me and in any event each case would be considered on the available evidence in those circumstances. Whilst there is evidence locally that other properties have on plot parking to the front, these appear to provide significantly more space within the site, including for safe manoeuvring away from the highway.
8. For the above reasons, the proposal would be likely to compromise highway safety as a result of vehicles manoeuvring, contrary to Policies PSP11 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017) and Policy CS8 of the South Gloucestershire Local Plan Core Strategy 2006-2027 (adopted December 2013) insofar as they seek to protect highway safety.
9. The appeal is dismissed.

M Harris

INSPECTOR