



Appeal Decision

Site visit made on 22 October 2020

by Mr M Brooker DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 October 2020

Appeal Ref: APP/A5270/D/19/3243725

679 Whitton Avenue West, Northolt UB5 4LD

- 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 Zarina Karim against the decision of the Council of the London Borough of Ealing.
 - The application Ref 182491HH, dated 22 March 2018, was refused by notice dated 27 September 2019.
 - The development proposed is the formation of a crossover.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issues are the effect of the proposed development on highway safety and the character and appearance of the area.

Reasons

Highway Safety

3. The appeal proposal would allow vehicles to cross the pedestrian footpath and wide verge via the crossover referred to in the description of development. Whitton Avenue West is a busy road and the appeal site is located in proximity to a small roundabout, with bus stops and intensively used on-street car parking along this part of the road.
4. The submitted plans show that the proposed driveway and parking area on the site is large. However, it does not appear to me that the parking area is of sufficient size to reasonably allow a vehicle to turn around. Consequently, the use of the proposed new vehicular access would result in vehicles reversing either onto or off the road.
5. I noted at my site visit, carried out in the late morning of a typical weekday, that the road was busy with a near constant flow of traffic and despite the road signage referred to by the appellant, I do not consider that the traffic speed was slow. Consequently, a car reversing on to or off the road, would represent a significant hazard to other road users.
6. I therefore find that the proposed development would cause significant harm to highway safety contrary to Policy 1.1 (f) of the London Borough of Ealing Development (Core) Strategy (2012) and Policy 6.3 of the London Plan that, amongst other matters, seeks to protect highway safety.

Character and Appearance

7. Policies 7.4 and 7B of the Ealing Development Management DPD (2013) require developments to “complement their street sequence, building pattern, scale, materials and detailing” and have a “positive visual impact”. Furthermore, the Council refers to the Ealing Green Space Strategy that amongst other matters, seeks to prevent a net loss of greenspace.
8. The wide grassed and tree lined verge, detailed by the Council as being 4.4 metres wide, is a notable and positive feature of the local area. The submitted plans show the proposed crossover is approximately 2400mm wide and would extend for some 6525mm across both the pedestrian footpath and the verge.
9. The loss of a substantial section of the verge as a result of the appeal scheme would harm the character and appearance of the area contrary to Policies 7.4 and 7B of the Ealing Development Management DPD, and Policy 7.4 of the London Plan that seeks to protect the local character of the area.

Other Matters

10. The Appellant has drawn my attention to a medical condition concerning a resident of the appeal property. The proposed new vehicular access would improve access to the property that would benefit this resident. I have had due regard to this matter, and I am sympathetic to the need. However, I do not consider that the personal circumstances outweigh the harm to highway safety and to the character and appearance of the area that I have previously identified.

Conclusion

11. For the reasons given above I conclude that the appeal should be dismissed.

Mark Brooker

INSPECTOR