



Appeal Decision

Site visit made on 1 June 2022

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 June 2022

Appeal Ref: APP/M2840/D/22/3293930
58 Dunnock Road, Corby NN18 8FP

- 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 Ian Dennett against the decision of North Northamptonshire Council.
 - The application Ref NC/21/00525/DPA, dated 2 December 2021, was refused by notice dated 7 February 2022.
 - The development proposed is ground floor rear dining/ living extension and front garage and porch extension.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site comprises a 2 storey detached dwelling within a group of 4 dwellings that share a private access driveway set back from Dunnock Road. To the front of the dwelling there is a car parking space in front of a garage door and an area in front of a ground floor window is largely given over to gravel stones. The appellant has indicated that it is currently possible to park 3 cars in front of the dwelling. However, at the time of my site visit there was only one car. The scheme comprises a ground floor rear extension and a front garage and porch extension.
4. The Council raises no objection to the rear extension. Based on the evidence before me I see no reason to disagree.
5. The front extension would reduce the length of the space available to parking at the front of the property. Despite evidence submitted by the appellant I am of the view, based on my observations on site, that post development it would be difficult to park comfortably in front of the property without impinging onto the shared driveway given the shortened space that would be available. This would make access to the neighbouring property and manoeuvring more difficult causing a risk to highway safety.
6. The proposal would have a harmful effect on highway safety and as such would conflict with the part of Policy 8 of the North Northamptonshire Joint Local Plan

which requires new development to ensure a satisfactory means of access and provision for parking and manoeuvring.

Conclusion

7. For the reasons identified, I conclude that the appeal is dismissed.

K Ford

INSPECTOR