
Appeal Decision

Site visit made on 4 October 2022

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10TH October 2022

Appeal Ref: APP/M1595/D/22/3303136

11C Stifford Road, Aveley, South Ockendon, Essex RM15 4BS

- 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 Jagdeep Singh against the decision of Thurrock Council.
 - The application Ref 22/00213/HHA was refused by notice dated 21 April 2022.
 - The development proposed is a vehicle crossover to front of property.
-

Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the proposal on highway and pedestrian safety on Stifford Road.

Reasons

3. The proposed vehicular crossover would enable a vehicle to be parked in the current front garden. Due to the depth of that front garden, vehicles would either have to reverse into or reverse out of the parking space onto Stifford Road.
 4. The appeal site is located directly opposite the vehicular and pedestrian accesses to Aveley School within a 20mph area. In addition, it is close to a traffic calming hump which has pedestrian crossing changes in pavement materials either side. Thus, it can be reasonably expected that this is used as a crossing to get to and from the school.
 5. Due to the close proximity of the crossing point and the need to reverse either in or out of the parking space, I consider that pedestrian safety would be significantly adversely affected by the proposal. Even with the provision of pedestrian visibility splays, I consider the need to manoeuvre into and out of the parking space in this location, would be detrimental to both pedestrian and highway safety. Whilst some properties within the locality have off street parking, these are located further away from the school entrance.
 6. In reaching my conclusion, I have had regard to all matters raised including the personal circumstances of the appellant. Taking all matters into consideration,
-

I conclude that the proposal would have an adverse effect on highway and pedestrian safety on Stifford Road. Thus, the proposal would be contrary to Policies PMD2 and PMD9 in the Thurrock Local Development Framework Core Strategy and Policies for Management of Development (as amended) 2015, where they seek to ensure highway safety. I consider these policies to be broadly consistent with the National Planning Policy Framework, especially where the Framework seeks to ensure highway safety.

7. I have been referred to guidance in the Thurrock Design Guide Residential Alterations and Extensions SPD (2017). This does not specifically refer to crossovers with regard to highway and pedestrian safety and thus I have attributed the guidance limited weight in my determination of this appeal.

J L Cheesley

INSPECTOR