

Appeal Decision

Site visit made on 9 December 2022

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 December 2022

Appeal Ref: APP/W5780/D/22/3306700

199 Goodmayes Lane, Goodmayes, Ilford, IG3 9PW

- 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 Kuldip Shergill against the decision of the Council of the London Borough of Redbridge.
 - The application Ref 2211/22, dated 29 June 2022, was refused by notice dated 31 August 2022.
 - The development proposed is extension of means of access.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of development is taken from the Council's decision notice. The description provided on the application form states "The applicant has a dropped kerb already for part of the driveway but they would like the kerb dropped for the full length of the drive please."

Main Issue

3. The main issue in this case is the effect of the proposed development on highway safety.

Reasons

4. The appeal property is a two storey mid-terrace dwelling situated along Goodmayes Lane, a busy thoroughfare.
 5. The appeal property is separated from the road by a pavement. The property itself is fronted by a hard-surfaced parking area. It has a single access onto the road via a dropped kerb.
 6. During my site visit, I noted that a number of other dwellings along Goodmayes Lane in this area have similar frontages, whereby dwellings are fronted by hard-surfaced parking areas with a single point of access, via a dropped kerb, onto the road.
 7. I also observed during my site visit that the pavements along Goodmayes Lane appear well-used by pedestrians and that there is a bus stop close to and along the same side of the road as, the appeal property. Further, the appeal property
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is close to a school and there is a road-sign warning of the presence of young pedestrians, located along the pavement very nearby to Number 199.

8. Vehicles entering and exiting Goodmayes Lane from the parking area to the front of the appeal property must cross the pavement in order to do so. The presence of a single access on to Goodmayes Lane serves to limit potential conflict points with pedestrians.
9. The proposed development would result in a much wider dropped kerb, enabling cars to enter or leave the appeal property and cross the pavement over a much wider area. I find that this would result in considerable conflict with pedestrians. It would severely reduce the area of pavement providing for a sense of safety and refuge from cars manoeuvring across the pavement.
10. The harm arising from the above would be exacerbated by the nearby presence of street trees, the bus stop and on-road parking, which serve as distractions to and impact on visibility for, road-users in what is a busy pedestrian area.
11. Taking all of the above into account, I find that the proposal would result in harm to highway safety contrary to the National Planning Policy Framework; to London Plan (2021) Policy T6 and to Local Plan¹ Policy LP22, which together amongst other things, seek to ensure safe access.

Other Matters

12. In support of his case, the appellant refers to a planning approval at Number 205 Goodmayes Lane. However, I have found above that the proposed development would result in harm to highway safety. The determination of another planning application relating to another development further along Goodmayes Lane is not a factor which reduces or mitigates the harm identified.

Conclusion

13. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR

¹ Reference: Redbridge Local Plan 2015-2030 (2018).