



Appeal Decision

Site visit made on 15 November 2022

by C Rose BA (Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3rd January 2023

Appeal Ref: APP/V1260/W/22/3299173

15 Verney Close, Bournemouth, Dorset BH11 8DD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Mr Darryl Croft against Bournemouth Christchurch and Poole Council.
 - The application Ref 7-2021-28300, is dated 30 June 2021.
 - The development proposed is to drop the kerb in order to install a driveway/off road parking.
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Decision

1. The appeal is dismissed and planning permission is refused to drop the kerb in order to install a driveway/off road parking at 15 Verney Close, Bournemouth, Dorset BH11 8DD, the subject of application Ref 7-2021-28300, dated 30 June 2021.

Preliminary Matters

2. The description of development used in the banner heading above is that given on the planning application form as this adequately describes the proposal. However, I have removed reference to those elements that are not acts of development.
3. At the time of my site visit the provision of a hard-surfaced driveway/off street parking area had been constructed. An associated dropped kerb had not been constructed.
4. There is a hand drawn plan and photos accompanying the appeal. Whilst the plan includes measurements, the plan is not to a recognised scale, and accurate measurements cannot be taken from the photographs. At the site visit I was unable to confirm if the plan accurately reflects the driveway/off road parking area that had been constructed.
5. Whilst there appeared to be more than adequate space to park a car on the constructed driveway/off street parking area, in the absence of a plan of the proposal to an identified scale, as required by article 7(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), I cannot be certain that the plan accompanying the appeal reflects what has been constructed.
6. There is a need to verify the layout for the driveway/parking area shown on the plans, along with its associated visibility splays, as this plan would form part of any grant of planning permission. There is also a need for scaled

measurements in order to assess the concerns raised by the Council with regard to the effect of the development on highway safety, with particular regard to the provision of suitable visibility splays for vehicles exiting the site. Inadequate visibility would result in drivers exiting the access having limited views of users of the highway, which as well as vehicles, could include vulnerable road users including pedestrians and wheelchair users. Similarly, other road users would have limited advance warning of vehicles exiting the site.

7. In light of the above, I must therefore conclude that insufficient information has been provided to determine the appeal. I am mindful that other driveway/off road parking areas have been provided nearby. I am also aware that the proposal would result in one less car parked on the road, and that there have been delays in relation to correspondence between the parties. However, without the necessary information, I am unable to fully assess the effect of the proposal on highway safety. As a result, the appeal must be dismissed.
8. It is clearly open to the appellant to provide scaled drawings as part of a new planning application to the Council in the first instance, should he so wish.

Conclusion

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

C Rose

INSPECTOR