

Appeal Decision

Site visit made on 17 October 2023

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30th October 2023

Appeal Ref: APP/A1530/D/23/3327592

8 Wilkin Drive, Tiptree, Colchester, Essex CO5 0QP

- 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 Adam Bailey against the decision of Colchester Borough Council.
 - The application Ref 231287 was refused by notice dated 31 July 2023.
 - The development proposed is a change the garage to Granny Annexe.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the development on pedestrian and highway safety in Wilkin Drive.

Reasons

3. The appeal property shares a driveway entrance. The garage conversion includes the insertion of a front door and windows. This leaves available parking in front of the former garage in a tandem arrangement. Current parking standards require two parking spaces for this property.
4. Current parking standards for tandem parking seek 5.5m x 2.9m for each space. Where there is a structure, such as the existing side wall of the host dwelling and side fence, then these dimensions should be 3.4m x 6.0m to provide circulatory space between each parked vehicle.
5. The parking area does not meet the above standards to allow for the parking of two vehicles. From my observations, due to the size of the area available for parking, this is insufficient for the parking of two medium size cars, without creating a lack of circulation space. This may lead to obstruction of the shared driveway and possible obstruction of the footway or highway. There is a strong possibility that vehicles will be displaced onto the road or footpath.
6. The traffic calming measures in this part of Wilkin Drive, including the narrow road and roundabout fronting the site, do not make it conducive for safe on street parking. In these circumstances, I conclude that the development has

an adverse effect on pedestrian and highway safety in Wilkin Drive. Thus, the development is contrary to Policies DM21, and DM22 in the Colchester Borough Local Plan Section 2 (2022) where they seek to ensure adequate parking and the safe passage of all highway users. In addition, the development is contrary to the National Planning Policy Framework where it seeks to ensure highway safety.

7. For the above reasons and having taken into consideration all matters raised, including those from interested parties, I dismiss the appeal.

J L Cheesley

INSPECTOR