Appeal Decision
Site visit made on 12 December 2018
by Mrs Chris Pipe  BA(Hons), DipTP, MTP, MRTPi
an Inspector appointed by the Secretary of State
Decision date: 21 January 2019

Appeal Ref: APP/Z5060/W/18/3208350
36 Crabtree Avenue, Chadwell Heath, RM6 5EX

- 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 M Velamarthi against the decision of the Council of the London Borough of Barking and Dagenham Council.
- The application Ref 18/00061/FUL, dated 11 January 2018, was refused by notice dated 26 March 2018.
- The development proposed is to construct a new terraced house adjacent to existing house at no. 36 Crabtree Avenue.

Decision

1. The appeal is dismissed.

Procedural Matter

2. Notwithstanding the description of development set out above, which is taken from the application form, it is clear from the plans and accompanying details that the development comprises the erection of a two storey end terrace house. The Council dealt with the proposal on this basis and so shall I.

Main Issue

3. The main issue is the effect of the proposal on highway safety by way of the access and parking arrangements.

Reasons

4. The appeal site lies within a predominantly residential area. It is set back from the road and access is via an existing shared driveway currently serving three dwellings. The proposal is to extend the current two storey semi-detached host property at No. 36 Crabtree Avenue to create a two storey terrace comprising three separate dwellings.

5. The proposed off-street parking arrangements would rely on the host property and the new dwelling accessing over each other’s land to safely manoeuvre vehicles in and out of parking spaces. The removal and repositioning of boundary treatments would not address this matter, based on the evidence before me. I do not consider this is to be a sufficiently adequate nor accessible arrangement.

6. Whilst a number of properties in the area do not have off-street parking. I noted on my site visit that Crabtree Avenue is a narrow road which has two
reasonably sharp bends, one of which is directly adjacent the appeal site and that the immediate area already suffers from on-street parking pressures. It is my view that additional on-street parking would occur as a result of this development due to the unsatisfactory proposed on-site arrangements which would have a detrimental impact on highway safety. I acknowledge there would be a limited amount of traffic using the road, and likely at low speed, however this does not overcome my concerns and in any event a lack of accidents would not account for the proposal.

7. I conclude that the proposal would have an unacceptable effect on highway safety by way of the access and parking arrangements contrary to Policy BR10 of the Council of the London Borough of Barking and Dagenham Council, Borough Wide Development Policies Development Plan Document (2011) (the DPD) which seeks to secure sustainable transport and sets criteria to assess development proposals, including road safety, amongst other considerations.

8. I have taken all matters into account and conclude that the appeal should be dismissed for the reasons given above.

C Pipe

INSPECTOR