

# Planning Committee

## Appeal Decisions

**The following decisions have been made by the Planning Inspectorate on appeals arising from decisions of the City Council:-**

Application Number	<b>12/02207/FUL</b>
Appeal Site	<b>62 WESTON PARK ROAD PLYMOUTH</b>
Appeal Proposal	Erect front garage on site of existing vehicle hardstanding
Case Officer	Mike Stone

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Appeal Category	REF
Appeal Type	Written Representations
Appeal Decision	Dismissed
Appeal Decision Date	01/07/2013

Conditions

Award of Costs	Awarded To
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### Appeal Synopsis

The inspector felt that the layout was not significantly different from others in the road and did not agree that the proposal would adversely affect the free flow of traffic along the public highway or create a highway hazard to other vehicles using the road. He did feel that the siting of the garage on the back edge of the pavement would result in drivers who were exiting the garage, having no visibility along the pavement, until the vehicle was upon it. This would occur regardless of whether the vehicle was leaving the garage in a forward or reverse gear. Pedestrians walking along the pavement would not be aware that a vehicle would be exiting the garage until they were almost outside the appeal site. This could result in a collision occurring between pedestrians and vehicles using the garage. The site was therefore contrary to policies CS28 and CS34. He concluded that the use of an electric automatic door with remote operation would not address this harm.

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### Note:

Copies of the full decision letters are available to Members in the Ark Royal Room and Plymouth Rooms. Copies are also available to the press and public at the First Stop Reception.