

APPEAL DECISION

APPEAL REF: APP/X1355/D/11/2154040

LPA REF: 7/2011/0043/DM

APPEAL AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE CREATION OF A NEW VEHICUALR ACCESS, DRIVEWAY AND ASSOCIATED HARD STANDING TO THE FRONT OF 65 WOOD LANE, FERRYHILL, CO DURHAM

This appeal relates to an application for the creation of a driveway and dropped kerb onto a classified road to the front of 65 Wood Lane, Ferryhill. The application was refused on 15 April 2011 under Delegated powers for the following reasons:

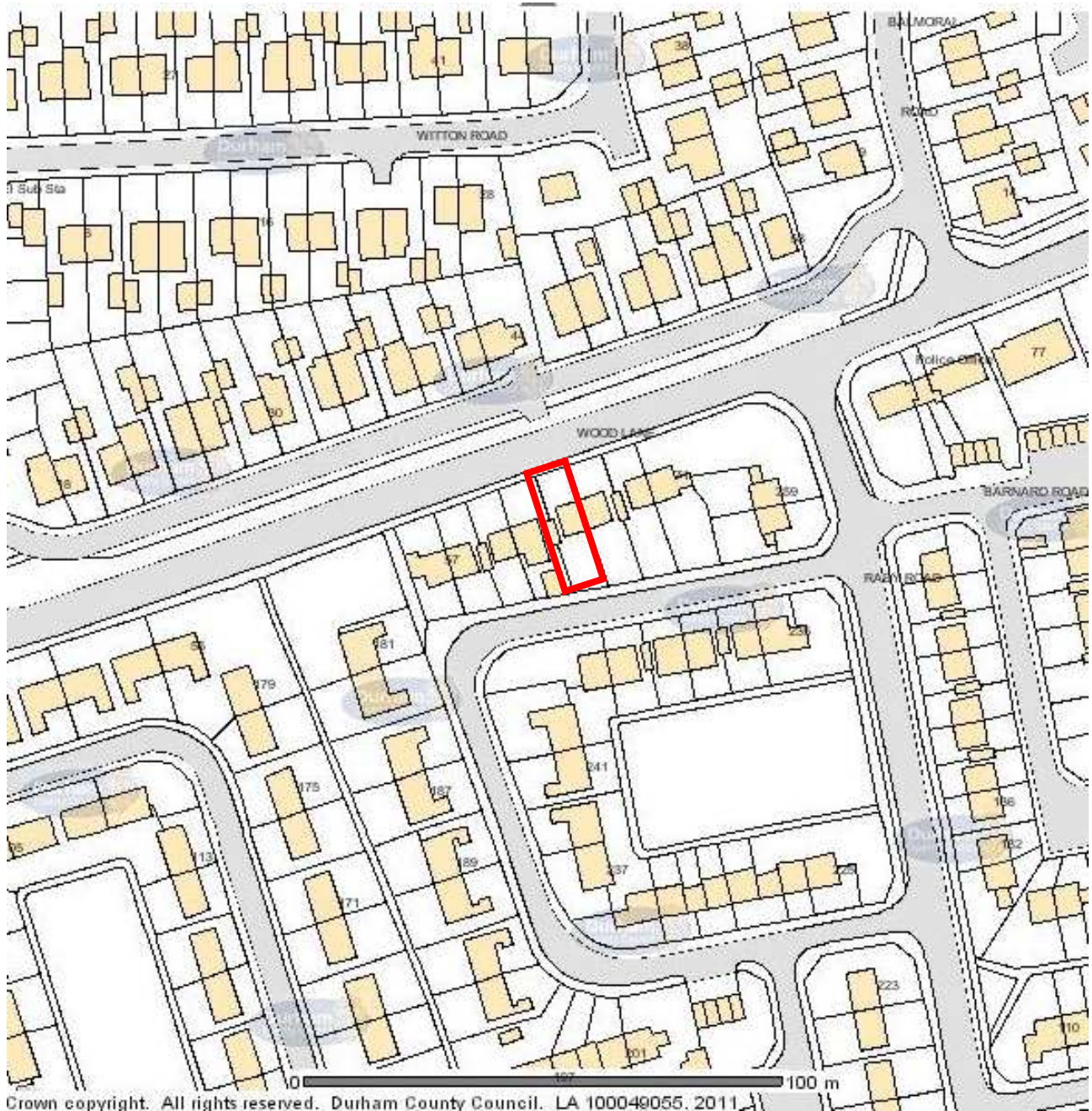
- 1. In the opinion of the Local Planning Authority, the proposed development would not achieve adequate forward highway visibility for drivers exiting the hard standing onto Wood Lane, to the detriment of highway safety. As such, the proposed development is contrary to Policy D3 (Design for Access) of the Sedgefield Borough Local Plan.*
- 2. The proposed development would result in the removal of the existing mature hedgerow along the entire frontage of 65 Wood Lane, resulting in fragmentation of a significant and important natural landscape feature which runs along a substantial length of Wood Lane. In the opinion of the Local Planning Authority this would have a detrimental impact upon the visual amenities of the street scene and the wider environment, contrary to Policies E15 (Safeguarding of Woodlands, Trees and Hedgerows) and D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan. In order to overcome the highway objections to the proposal, further hedgerow would have to be removed, exacerbating this conflict with these environmental and design policies of the Local Plan.*

The Planning Inspector **dismissed** this appeal. In arriving at this decision, the Planning Inspector considered the following main issues:

- The existing hedgerow to be removed is an important feature in the overall street scene. Its removal would create a noticeable gap and adversely affect the character and appearance of the area;
- In order to improve junction visibility to an acceptable level in terms of highway safety, a significant stretch of hedging involving properties to both sides would need to be removed. This would require the consent and action of a number of other property owners;
- Any benefits to the appellant in terms of improved and more convenient parking arrangements are not sufficient to outweigh the harm to highway safety and the character and appearance of the area;
- The application is contrary to saved policies D1, D3 and E15 of the Sedgefield Borough Local Plan;

The Inspector therefore agreed with both of the Local Planning Authority's reasons for refusal. No costs were awarded to either the appellant or the local authority. Copies of the Inspector's decision letter are available for inspection at the Spennymoor Area Office and can also be viewed online at The Planning Inspectorate's website.

Report prepared by Mark O'Sullivan, Planning Officer



APPLICATION NUMBER	7/2011/0043/DM
LOCATION	65 WOOD LANE FERRYHILL CO DURHAM
PROPOSAL	CREATION OF DRIVEWAY AND DROPPED KERB