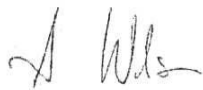


additional noise and disturbance from the activity of vehicles using the access, both from their home and, in particular, from their garden. In my opinion, this would be seriously detrimental to the living conditions currently enjoyed by the occupiers of this adjacent house and its secluded rear garden.

9. I accept that a dense evergreen hedge, presently growing on part of the common boundary between the two properties, would have a limited mitigating effect by interrupting some of the night time disturbance from car headlights. However, I am concerned that the hedge may have to be removed to meet the highway engineer's requirements for the width of the shared access and I consider that fencing would be much less effective in this regard. In any event, I do not consider that either the hedge, or any existing or proposed fencing, would successfully attenuate the harmful effects of the noise and disturbance that would inevitably arise from vehicles using the driveway alongside No 8 and its garden. I conclude, therefore, that the proposed development would harm the living conditions of the occupiers of the adjacent house, in conflict with subsection (ii) of Policy GP1, sub-section (v) of Policy HO3 and sub-section (iv) of Policy HO11.
10. One local resident has also expressed concern over the likely impact of the proposal on the existing house at No 10. In this respect, the proposed, shared access would pass only a driveway's width away from the outlooks of several ground floor windows in the flank wall of No 10 and would also run alongside its garden. My conclusions concerning the harmful effects of noise and disturbance on the residents at No 8 would thus apply equally to No 10. Whilst I recognise that the appellant may find the impact of the development on the family home and garden to be acceptable, I must also have regard to the fact that future occupiers of this house may hold very different opinions. This merely adds to my concern over the adverse impact on the living conditions of the occupiers of the neighbouring residential property.
11. Whilst I have found that there would be no adverse effects on highway safety or on tree cover, neither this, nor any of the other matters raised, outweighs my conclusion that the proposal would be unacceptably detrimental to the living conditions of the adjacent residential property.



INSPECTOR