



Appeal Decision

Site visit made on 6 August 2007

by **Graham E Snowden BA BPhil Dip**
Mgmt MRTPI

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email:enquiries@pins.gsi.
gov.uk

Decision date:
20 August 2007

Appeal Ref: APP/H0738/A/07/2042013

9 Yarm Road, Stockton-on-Tees, Cleveland TS18 3NJ

- 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 NAS Advocates Ltd against the decision of Stockton-on-Tees Borough Council.
- The application Ref 06/3780/FUL, dated 11 January 2007, was refused by notice dated 15 March 2007.
- The development proposed is to remove wall at front of the property to allow extra parking.

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue is the effect of the proposal on the safety of users of Yarm Road.

Reasons

3. Yarm Road is a heavily trafficked classified road (A135) and bus route leading into Stockton town centre. The appeal property is one of a terrace of 13 properties on the east side and lies close to, and just south of, a traffic-light controlled T-junction, with a right turning lane. Most of the properties in the terrace (and those on the opposite side of Yarm Road) are in commercial use, but none of the front garden areas are used for parking and there is a lay-by, with restricted waiting for vehicles immediately to the south. On the opposite side of Yarm Road, where the properties are wider, with deeper front gardens, the principle of forecourt parking appears to be long-established. However, the layouts facilitate on-site turning to enable vehicles to enter and leave the site in forward gear.
4. In contrast, none of the front garden areas of the eastern side terrace, in which the appeal property is located, have been so utilised and the situation is somewhat different. The narrowness of the frontages and the lack of plot depth at the appeal property would mean that vehicles would have to reverse into or out of the site, at a point where visibility is restricted by vehicles in the roadside parking bay. Northbound vehicles, attempting to enter the site, would have to cross a lane of oncoming traffic close to a "blind" junction, where traffic

appears to travel at speed and would block a right-turning traffic lane in waiting to carry out such a manoeuvre. I consider that these circumstances would combine to create a potentially hazardous situation, contrary to the requirements of criterion (iii.) of Policy GP1 in the Stockton-on-Tees Local Plan (Local Plan) and to the detriment of the safety of users of Yarm Road. Whilst each case has to be considered on its merits, I am also concerned that allowing the appeal would set a precedent making it difficult for the Council to resist other similar proposals on this side of Yarm Road, whose cumulative effect would exacerbate the situation.

5. My conclusion that the proposal is unacceptable is reinforced by its detrimental visual effect. Although the eastern side terrace is predominantly in commercial use, it retains its domestic Victorian character, with all the properties retaining a front wall and most having an attractive garden area. The opening up of this to create a hard surfaced parking area would have a detrimental effect on the appearance of the property and the wider street scene to the detriment of the environment along this significant approach to the town centre.
6. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

G E Snowdon
INSPECTOR