

**Appeal made against the refusal of planning permission**

<b>Appeal reference</b>	APP/P1805/D/11/2143695
<b>Planning application</b>	10/0981-RL
<b>Proposal</b>	Increasing the size of the garage from single to double
<b>Location</b>	33 Chestnut Drive, Hagley
<b>Ward</b>	Hagley
<b>Decision</b>	Refused - 22nd November 2010

The author of this report is Ruth Lambert who can be contacted on 01527 881373 (e-mail: r.lambert@bromsgrove.gov.uk) for more information.

**Discussion**

The proposal was to increase the size of the current garage from single to double.

Following comments from the County Highways Officer, the Council required that the appeal site provided two off street parking spaces excluding any garage provision. The proposed development would result in the loss of one existing parking space. The appeal site is situated on a curve in the road and immediately to the north is an access drive which serves three dwellings. In view of this arrangement, additional on street parking as a consequence of the proposed development could adversely affect the visibility lines for motorists in this part of Chestnut Drive leading to potential traffic conflict.

The appellant submitted a plan (091.02 rev A) at the appeal stage in order to demonstrate that two vehicles could be satisfactorily accommodated on the existing driveway within the curtilage of the appeal site even if the proposed garage extension was in place. The Inspector was satisfied therefore that, on this basis, the proposed development would not result in additional on street parking and would not therefore pose a hazard to highway safety in this part of the Chestnut Drive.

**Costs application**

No application for costs was made.

**Appeal outcome**

The appeal was **ALLOWED** (11th February 2011).

**Recommendation**

**The Committee is asked to RESOLVE that the item of information be noted.**