

NOTIFICATION OF APPEAL DECISION

Appeal Ref: **APP/V6945/D/18/3212216**

Site Address: **18 Hanbury Grove Pontypool Torfaen**

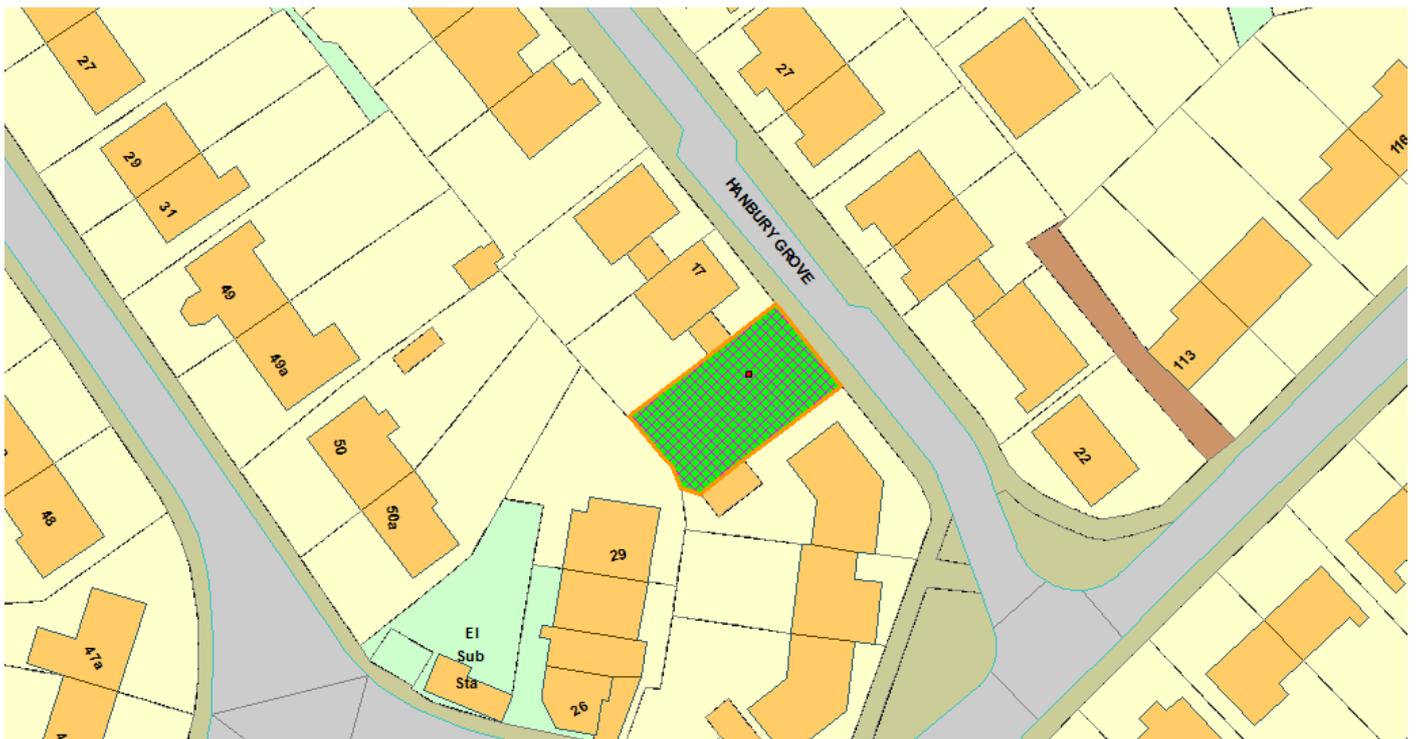
Description of Development: **Proposed garage conversion to living space**

Appeal Type: **Householder**

DECISION: **ALLOW**

Report Submitted by: *Richard Lewis, Head of Development and Planning*

Report Written by: *Sarah Hensby*



1 Purpose of Report

1.1 To inform members of the decision on the above appeal.

2. Background

2.1 The original approval for the housing estate (application 06/P/14193) included a condition that required the retention of garages for vehicular parking as it was considered necessary to maintain adequate off street parking facilities for the proposed dwellings. The estate was purposely designed with limited on street parking available to naturally reduce traffic speeds in the area.

Planning permission to convert the existing garage into habitable accommodation was refused under delegated powers on 14th September 2018. The reason for refusal was:

The proposal would result in the loss of off street parking provision in the form of an integral

garage. It is considered that the loss of such provision, with no alternative parking facilities at this site, will reduce the car parking availability for this dwelling to an unacceptable level which will result in increased on-street parking and indiscriminate casual parking along a restricted carriageway to the detriment of highway safety. The proposal is therefore contrary to Policy BW1 of the adopted Torfaen Local Development Plan.

3. Issues and Findings

3.1 The inspector confirmed that the main issue in the determination of the appeal was the effect on highway safety and specifically the demand for parking. The Inspector highlighted that the existing garage is currently used for storage and due to the size of the garage it would be difficult to manoeuvre a modern family sized car into the space. The Inspector considered that there was inadequate space on the driveway to implement the proposal to park two vehicles parallel to each other. The Inspector concluded that such an arrangement would not be safe.

3.2 However, the Inspector considered the proposal to be small scale and would not significantly increase the occupancy of the property. In addition, the inspector deemed that it was not necessary to apply maximum parking standards in this case due to the good public transport and pedestrian links to the town centre and community facilities.

3.3 In allowing the appeal the Inspector deemed that the loss of the garage would not fundamentally alter the existing parking conditions in the road and the risk to highway safety would not be materially worsened by the development. As a result they considered that the application complies with the highway safety objectives of Policy BW1 of the Local Development Plan.





4. Recommendation

4.1 For information only.

Appendices	Appeal decision notice
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Background Papers	<p>Note: Members of the public are entitled, under the Local Government Act 1972, to inspect background papers to reports. The following is a list of the background papers used in the production of this report.</p> <p>https://planningonline.torfaen.gov.uk/online-applications/ (Planning Appeal Ref: 18/APPEAL/19/REF (Inspectorate Ref: APP/V6945/D/18/3212216)</p>
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For a copy of the background papers or for further information about this report, please telephone: Sarah Hensby