

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

**FULL STATEMENT OF CASE IN SUPPORT OF
SECTION 78 APPEAL**

Installation of vehicular crossover to front

On Behalf of Ms. Satchithanathan

123 BEDFORD ROAD, RUISLIP, HA4 6LY

Our ref: YM/ Satchithanathan/1218/mm

LPA ref: 73547/APP/2018/2040

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- 1) Annotated photograph showing location of parking bay

1 SITE AND SURROUNDINGS

- 1.1 The appeal site is on the south side of Bedford Road in Ruislip.
- 1.2 The appeal site consists of a two-storey semi-detached residential property. The property is split into residential flats. The appeal property is a first floor flat.
- 1.3 The surrounding area is residential in character.
- 1.4 The appeal site is not within a conservation area and the appeal property is not listed.

2 RELEVANT PLANNING HISTORY

- 2.1 Ref: 73547/APP/2018/476 – Installation of vehicular crossover to front – refused on 4th May 2018.
- 2.2 Ref: 73547/APP/2018/2040 – Installation of vehicular crossover to front – Refused on 19th September 2018. For the following reason(s):

"The proposal, by virtue of the siting and position of the proposed parking bay and its proximity to habitable room windows, would be detrimental to the amenities of the adjoining occupier at 125 Bedford Road by reason of noise and disturbance. Therefore, the proposal would be contrary to policies BE19, BE21, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions."

3 APPEAL PROPOSAL

- 3.1 Description of Appeal Proposal: "Installation of vehicular crossover to front"

- 3.2 The appeal proposal seeks to install a vehicle crossover to the front of the property in conjunction with associated alterations to the forecourt.
- 3.3 The proposed vehicle crossover will be positioned to the western side of the property adjacent to the boundary. The proposed parking space will be directly in front of the vehicle crossover.
- 3.4 A communal pedestrian access will be retained directly across the front of the property.
- 3.5 Planting will be installed within the remainder of the forecourt. This will reduce the area of hardstanding and also ensure that only a single parking space is provided.
- 3.6 In addition, a brick wall will be constructed on the front boundary ensuring vehicles can only access the forecourt via the proposed crossover.

4 PLANNING POLICY

- 4.1 MHCLG's National Planning Policy Framework (2018)
- 4.2 MHCLG's National Planning Practice Guidance
- 4.3 GLA's London Plan (2016)
- 4.4 LB of Hillingdon's Local Plan Part 1 (2012)
- 4.5 LB of Hillingdon's Local Plan Part 2: Development Management Policies (2015)
- 4.6 LB of Hillingdon's Local Plan Part 2: Saved UDP Policies (2007)
- 4.7 LB of Hillingdon's Residential Extensions SPD (2009)

5 AMPLIFICATION OF THE APPELLANT'S GROUNDS OF APPEAL

5.1 The LPA object to appeal proposal on the following grounds:

- Impact on neighbouring amenity at no. 125 Bedford Road.

Therefore, the remainder of this statement will focus on the above.

Impact on Neighbouring Amenity

- 5.2 LB of Hillingdon's Local Plan Part 1 Policies BE20 and BE21 require development to protect residential amenity.
- 5.3 LB of Hillingdon's Local Plan Part 2 Policy OE1 and OE3 require development to be appropriately positioned and designed not to result in a harmful impact on neighbouring amenity.
- 5.4 LB of Hillingdon's Local Plan Part 2 Policy DMHD1 requires alterations to dwellings to have a satisfactory relationship with adjacent dwellings and not to result in an unacceptable impact on neighbouring amenity.
- 5.5 LB of Hillingdon's Local Plan Part 2 Policy AM14 states that new development must be in accordance with the Council's adopted car parking standards.
- 5.6 LB of Hillingdon's Design and Accessibility Statement SPD (2008) Section 11.0 provides guidance on alterations to Front Gardens and Parking.
- 5.7 The proposed crossover and parking space are positioned to the western edge of the curtilage. Both will be 2.44m wide on the forecourt. The crossover will be 4.58m wide at the roadside.
- 5.8 A communal footpath will be retained across the front of the properties to ensure adequate pedestrian access is retained to both properties.

- 5.9 Due to the positioning and sizing of the proposed parking space it will be beyond the side elevation of no. 125 Bedford Road.
- 5.10 The appeal proposal seeks to add a single off-street parking space. The addition of which is not likely to result in high amounts of comings and goings from the forecourt.
- 5.11 Vehicles entering and egressing the forecourt will be travelling slowly, minimising any noise generated by vehicles. Due to the siting and levels of traffic vehicles will likely be able to complete manoeuvres within a minimal amount of movements, reducing the duration of any noise generated.
- 5.12 Bedford Road is within an urban location. In such settings front garden parking is commonplace. In such areas, vehicles utilising off-street parking would often be parking in close proximity to the habitable rooms of neighbouring properties.
- 5.13 It is considered that due to the scale, position and siting of the appeal proposal that it would not result in a material increase in noise or disturbance compared to vehicles parking at neighbouring properties.
- 5.14 In any event, the provision of 1 parking space would not have the harm the council claim and certainly wouldn't warrant refusal. The parking bay wouldn't be located directly outside a resident's window so there wouldn't be an issue of light pollution from headlights or an issue of exhaust fumes entering the property.
- 5.15 Therefore, the appeal proposal, due to its siting and position, is not considered to result in an adverse impact on neighbouring amenity in terms of noise and disturbance.
- 5.16 This is in accordance with LB of Hillingdon's Local Plan Policies BE20 and BE21; LB of Hillingdon's Development Management Policy DMHD1; and LB of Hillingdon's Design and Accessibility Statement SPD (2008) Section 11.0.

6 CONCLUSION

- 6.1 The appeal proposal, due to its siting and position, is not considered to result in an adverse impact on neighbouring amenity in terms of noise and disturbance. This is in accordance with LB of Hillingdon's Local Plan Policies BE20 and BE21; LB of Hillingdon's Development Management Policy DMHD1; and LB of Hillingdon's Design and Accessibility Statement SPD (2008) Section 11.0.
- 6.2 The Inspector is respectfully requested to allow the appeal.

APPENDIX 01

Annotated photograph showing location of parking bay

Appendix 01 - Annotated photograph showing location of parking bay

