



Town and Country Planning Act 1990
Section 78 Planning Appeal

London Borough of Hillingdon Appeal Statement

Appeal By:
Mr Godwin Glanville

Proposal:
Installation of drop kerb to front.

Appeal Site:
170 NORTH HYDE ROAD
HAYES

Our Ref:
Your Ref:

APP/R5510/W/21/3274425
23934/APP/2021/165

1. Introduction

- 1.1 This appeal statement is submitted by the London Borough of Hillingdon, as the Local Planning Authority (LPA), in respect of the appeal against its refusal to grant planning permission for the installation of a dropped kerb to front.
- 1.2 The LPA refused planning permission on 12.3.21 for the following reason (as stated on the decision notice):

The proposed crossover by reason of vehicles reversing in or out of the site into oncoming traffic, close to a pedestrian crossing and junction, and the increase in the number of potential conflict points along the road, would result in the disruption of the free flow of traffic and would be detrimental to highway and pedestrian safety contrary to Policies DMT1 and DMT2 of the Hillingdon Local Plan - Part Two (2020).

- 1.3 The LPA's case is set out in the Planning Officer's delegated report, which should be read in conjunction with this statement. A copy of the delegated report is provided at Appendix 1.
- 1.4 This statement will not repeat the delegated report and will focus on addressing matters raised in the Appellant's statement of case

2. LPA Comments on Appellant's Statement of Case

- 2.1 The appellants appeal statement refers to the similarities in respect of a signalised pedestrian crossing to the front of 94 North Hyde Road and its proximity to nearby crossovers. It should be noted that this crossing appears to have been in existence for a considerable period of time. Each application should be determined in accordance with the current Development Plan and the Council has assessed the appeal proposal against the current Development Plan.
- 2.2 The proposed crossover by reason of vehicles reversing in or out of the site into oncoming traffic, close to a pedestrian crossing and junction, and the increase in the number of potential conflict points along the road, would result in the disruption of the free flow of traffic and would be detrimental to highway and pedestrian safety contrary to Policies DMT1 and DMT2 of the Hillingdon Local Plan - Part Two (2020).

3. Conclusion

- 3.1 For the reasons set out in the delegated report and this statement, the Council considers that the increase in the number of potential conflict points along the road, would result in the disruption of the free flow of traffic and would be detrimental to highway and pedestrian safety. The Inspector is therefore respectfully requested to dismiss the appeal.

- 3.2 In the event that the Inspector considers the appeal should be allowed, and without prejudice to the Council's case, a list of recommended planning conditions is included at Appendix 2.

Appendices

Appendix 1 – Planning Officer's Delegated Report

Appendix 2 – The LPA's Recommended Conditions