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Chartered Surveyors

Our Ref: KKV/MB/V2272

The Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

4th May 2021

Dear Sirs

**Re: Statement of Case for Appeal
Application - 23934/APP/2021/165**

The application was submitted for a dropped kerb to the front of my client's house. The London Borough of Hillingdon has erected a railing on the public footpath directly outside my client's front garden thereby preventing vehicular access.

The applicant is a registered disabled citizen and requires the ability to park directly outside of his property rather than struggling to find parking on side roads which is difficult due to the volume of cars on the streets.

The applicant wishes to appeal the refusal decision that has been made on this application (ref: 23934/APP/2021/165). The reasons for the refusal that have been cited are the following:

- The Highway Authority is not satisfied as the proposal would present a risk to road safety and not be compliant with the Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 1: Managing Transport Impacts - road safety.
- As stated in the refusal letter, "*North Hyde Road is classified road and carries high volumes of traffic. Concerns are raised in terms of the proximity of the proposed crossover to the adjacent signalised pedestrian crossing. 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*".

This cannot be considered a valid reason for the rejection as further up the road, a pedestrian crossing was installed outside of 92, 93 and 94 North Hyde Road. No 93 has a dropped kerb to the front right corner of the site which allows access from oncoming traffic from two streets. No. 94 has two dropped kerbs with no gate/railing to the front despite being roughly the same distance away from the pedestrian crossing. Photos of this crossing can be seen on google maps and I have included several photos as part of this appeal.

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The proposed works will not make it any more congested or unsafe than what is the case outside of no.92 and 94 North Hyde Road. Therefore, the air quality is unlikely to be reduced by this particularly as this will only be for the usage of one car rather than several cars at a time. As mentioned above, the dropped kerb is also required to improve the quality of life of the applicant who is a registered disabled citizen who requires easy access to their house.

On review of London Borough of Hillingdon's planning portal, I cannot find any information regarding when this pedestrian crossing was installed or whether or not the dropped kerbs came before or after the installation of the pedestrian crossing.

Enc. Photos taken outside No. 92, 93 and 94 North Hyde Road

Yours faithfully

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Building Surveyor
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No.92 North Hyde Road



No.92 North Hyde Road



No.94 North Hyde Road



No.94 North Hyde Road



No.93 North Hyde Road



No.93 North Hyde Road