

COVERING LETTER

51 BISHOPS ROAD HAYES UB3 2TF

ERECTION OF A ONE BEDROOM DWELLING AT THE LAND ADJACENT TO 51 BISHOPS
ROAD

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Appellant's Comments:

Refer to the letter dated 26 March 2024, with the reference number 64416/APP/2023/1459.

Appellant's statement remains intact with the following comments.

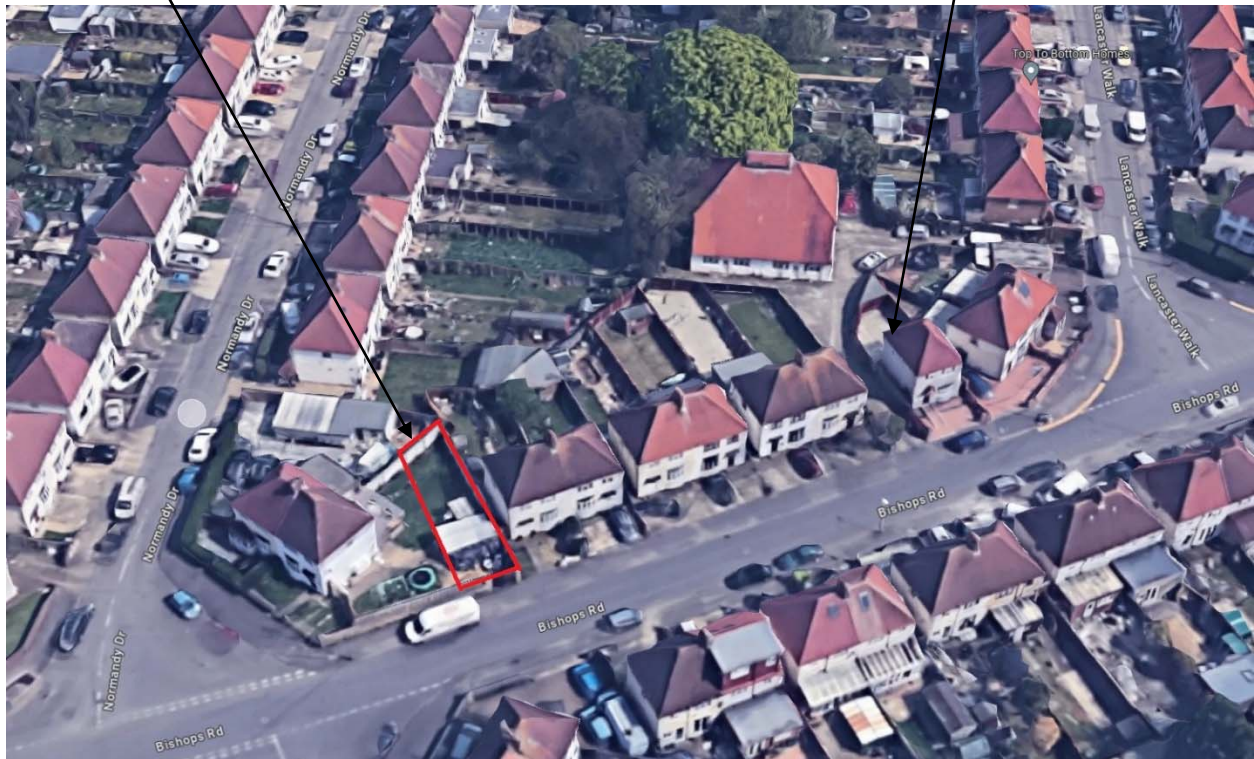
1. Comments have been made regarding the referred property 63A Bishops Road. It is obvious that the appeal site is different from the plot of 63A Bishops Road. It has been pointed out that the appeal scheme does not benefit from an access road wide enough to provide space for vehicle and pedestrian access creating a reasonably wide separation distance between properties. The access provided in 63A Bishops was to facilitate the property behind 26 Lancaster Road which is not the case here. Also, if we look at the picture in Appendix 1 we can clearly see the properties and marked appeal site which would form a sympathetic and harmonious addition to the area. The buildings are detached, but the scene on both sides of Bishop's Road is to be balanced by construction of a new detached house. With respect to the appearance of the appellant site, it has to ensure that the design would be in keep with the architectural language of the local area.
2. Refer to refusal No. 2 and 3, in terms of daylight/sunlight, the development site does not feature windows on the closet neighbours and as such the nearest residential windows are some distance. It has been demonstrated in the plans shown in Appendix 2 the host site and the appeal site would have enough separating distance not to create any overbearing or over shadowing effect. The proposal is well human in scale and has considered the scale, proportion and mass and has been designed accordingly. The very nature of proposal was to retain the outlining architectural features of the building demonstrating sensitivity to the surroundings.

APPENDIX 1:



APPEAL SITE

63A BISHOPS ROAD



Ariel view showing an existing detached house at one corner of the road and proposed site area for a detached house at the other corner of the road.

APPENDIX 2:

