

SUPPORTING STATEMENT

Planning Application for Proposed Outbuilding

Site Address: 44 Hamilton Road, Hayes UB3 3AS (Referred to as 47HR)

Proposal: Construction of a single-storey outbuilding (including the demolition of the existing garage) for use as a home office and gym.

1. Overview

The subject property is located on the northern side of Hamilton Road and comprises a semi-detached house with accommodation over two floors. The character of Hamilton Road is predominantly defined by semi-detached properties, many of which have been extended and include outbuildings at the rear. These outbuildings contribute to the established pattern of development along the street.

The proposal seeks to construct a new single-storey outbuilding to be used as a home office and gym, replacing the existing structure. The proposed development is designed to remain ancillary to the main dwelling.

2. Intended Use of the Proposed Outbuilding

The proposed outbuilding will serve solely as a home office, gym and storage, providing additional functional space for the occupants. The structure will remain incidental to the main dwelling and will not be used for residential accommodation, ensuring compliance with planning policies regarding ancillary buildings.

Client confirms that proposed outbuilding will not be used as a separate self-contained unit.

3. Impact on Neighbouring Properties

3.1 Impact on 49 Hamilton Road (49HR)

- 49HR is the adjoining property and benefits from large rear garden (benefiting from being a corner plot).
- The proposed outbuilding will be located away from the shared boundary between 47HR and 49HR.
- The dual-pitch roof design, with a low eaves height of 2.25m and maximum ridge height of 3.6m, maintaining visual harmony.
- Considering the above points, it is safe to conclude, the proposed outbuilding will have no adverse impact on 49HR's private amenity.

3.2 Impact on 45 Hamilton Road (45HR)

- 45HR is situated to the Left of 47HR and is separated by a shared alleyway.
- The property features a large rear garden, and the proposed outbuilding will be positioned along the side boundary, leaving substantial private amenity space.

- 45HR also benefit from an existing outbuilding with Dual pitch roof. (As evident from the submitted photographs)
 - Proposed outbuilding will be constructed partly along the existing outbuilding of 45HR.
 - Further the proposed outbuilding will have dual pitch roof, with low eaves height of 2.25m and a maximum ridge height of 3.6m, which minimizing its impact on the neighbouring property.
 - Considering the above points, it is safe to conclude, the proposed outbuilding will have no adverse impact on 45HR's private amenity.
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4. Impact on Street Scene and Visual Amenity

- The proposed outbuilding will replace existing garage of 47HR but be positioned further back hence will minimise any impact on street visual amenities.
 - The structure will not alter the established character of Hamilton Road or negatively impact the overall streetscape.
 - The materials and design will be in keeping with the surrounding residential environment, ensuring a high-quality appearance that integrates well with the existing context.
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5. Conclusion

The proposed outbuilding has been carefully designed to ensure that it:

(a) Does not have any detrimental impact on neighbouring properties.

(b) Will be constructed in matching materials, thereby will complement existing character of the street.

(c) will be located further back from the existing dwelling house, thereby minimising any visual impact on streetscape.

(d) Features a low eaves height of 2.25m and a maximum ridge height of 3.6m, mitigating potential visual intrusion.

Given the above considerations, the proposed outbuilding will not adversely affect the private amenities of neighbouring properties or the visual character of the street. The development will provide much-needed space for a home office and gym, enhancing the quality of life for the occupants of 47HR.

We respectfully requests planning consent for the proposed outbuilding.