



Planning Statement 8 Hewens Road, Hayes, UB4 8JR

Annex Outbuilding at Rear of Garden

The application site is located on Hewens road, which is a residential road. The site is 4 buildings away from the junction with the Uxbridge Road (A4020). The proposal is to construct an annex at the rear of the garden. The use of this annex will be as an annex for occupation by the applicant's son. It contains a living area, a bedroom area and a shower room. There are no cooking facilities proposed as the intention is for him to cook in the main house kitchen.

The reason behind the annex is so he can live at the house, to assist with care the applicant (father) who suffers with fibromyalgia and osteoporosis. His main carer is the applicant (mother) but they would like assistance from their son. We would be happy with the council applying a condition that the annex can only be occupied by a family member of the main dwelling.

Rational and Suitability

The impact on neighbouring buildings will be minimal. The rear gardens of Hewens are very long, so the closest point of the outbuilding would be over 24 meters from the back of the Hewens road houses. So a distance of 24m to 6 and 10 Hewens Road, we do not foresee any issue with noise or disturbance. To the rear of the garden are the houses of Blackland Drive, nos.41 and 43. The rear garden of no.43 Blackland Drive has a large outbuilding which blocks half of the rear of no.8 Hewens Road garden, so there will be absolutely no impact at all on no.43. To no.41 there will be the rear wall of the proposed outbuilding, but there are no rear windows, so we do not consider that this will be an issue or have any majorly adverse impact on no.41 Blackland Drive.

Outbuildings are very common in the area to the rear of the gardens. No.4 Hewens Road has an outbuilding at the rear, which is used as additional accommodation for the residents of no.4. Regarding noise we feel it would be relevant to point out that the area is a busy suburban area. As stated above, the main Uxbridge road can be heard from the back of the gardens. Further to this, a pub the Carpenters Arms, which has a large rear garden, is next to no.2 Hewens Road. Noise from the pub garden has always been a part of the lives of the Hewens Road residents, so we don't consider any risk of the proposed annex, making any considerable difference or having any additional impact on the noise levels.

From an aesthetic point of view. The outbuilding is out of the way, is tucked next to another outbuilding at the rear and is constructed from high end materials, so would not be visually unattractive. It will ensure that the owner's son can assist with care needs whilst still providing him with some separation to his parents.



Outbuilding at the rear of no.43 Blackland Drive Garden



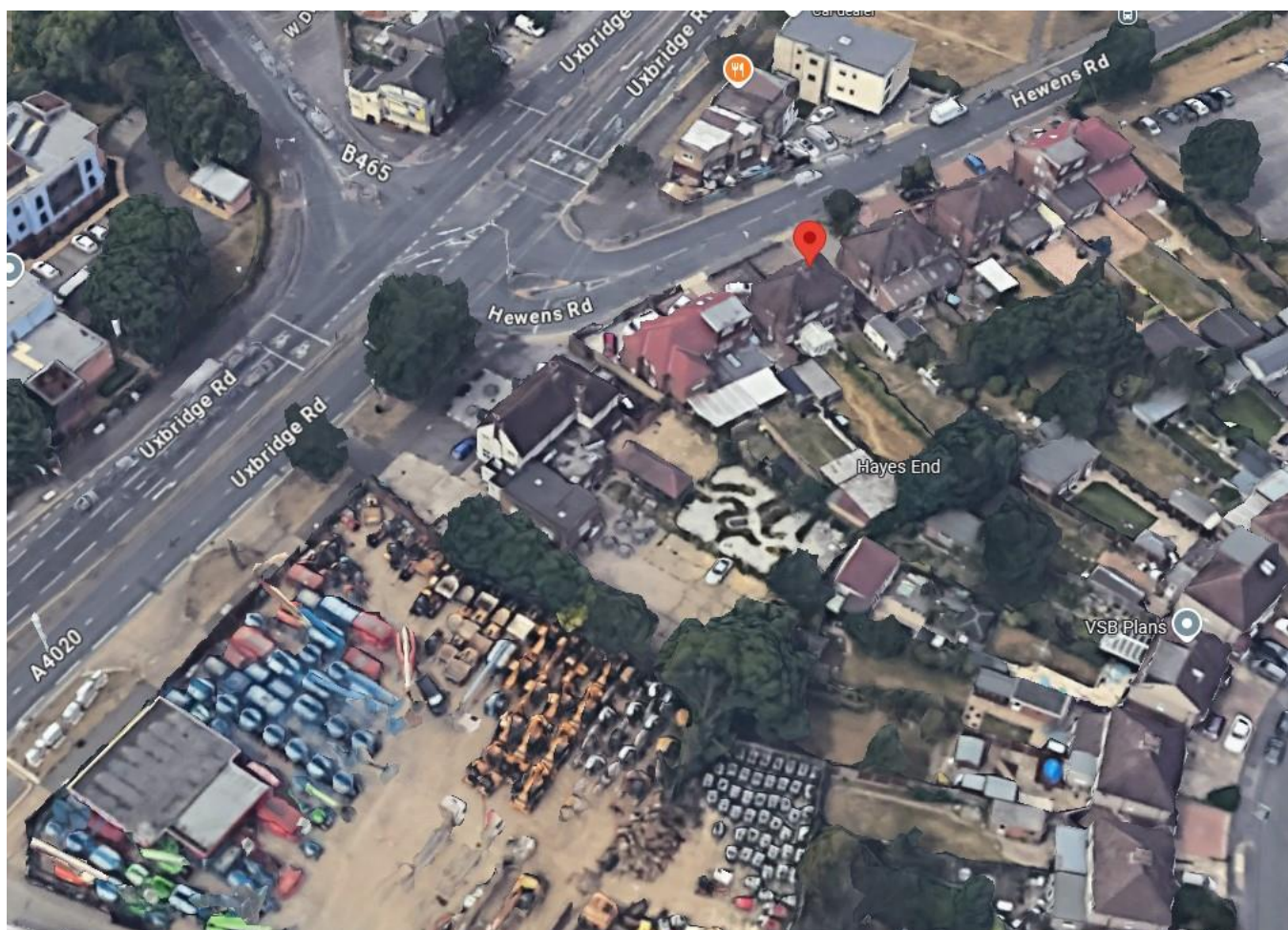
Rear outbuildings to various local gardens



Outbuilding at the rear of no.4 Hewens Road



View of the long rear garden of no.8 Hewens Road, looking back towards the house.



Google maps view of the site, showing the proximity of the busy junction at Uxbridge Road, the pub and pub garden, the large Charles Wilson Plant hire yard and the generally built-up nature of the area.