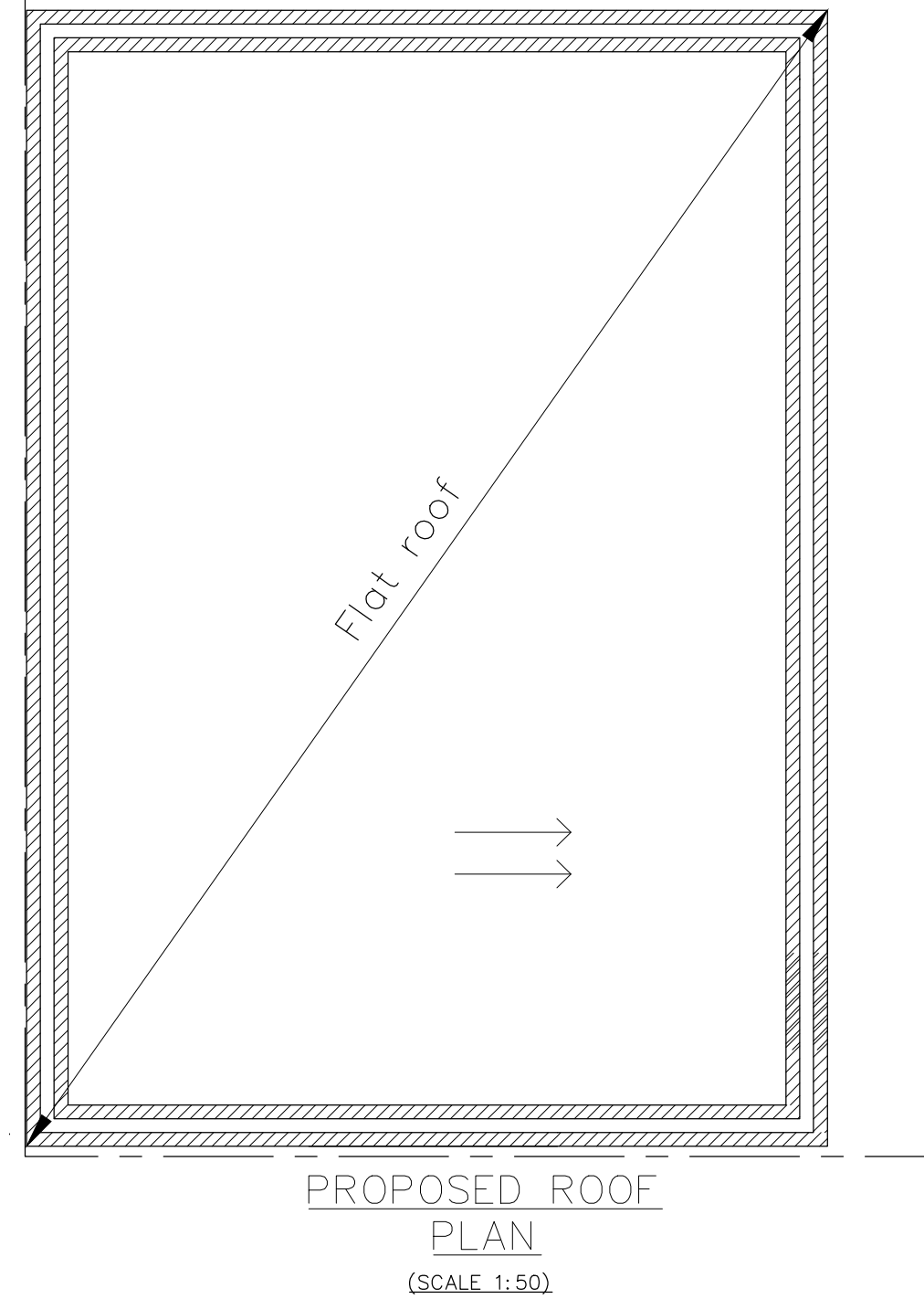
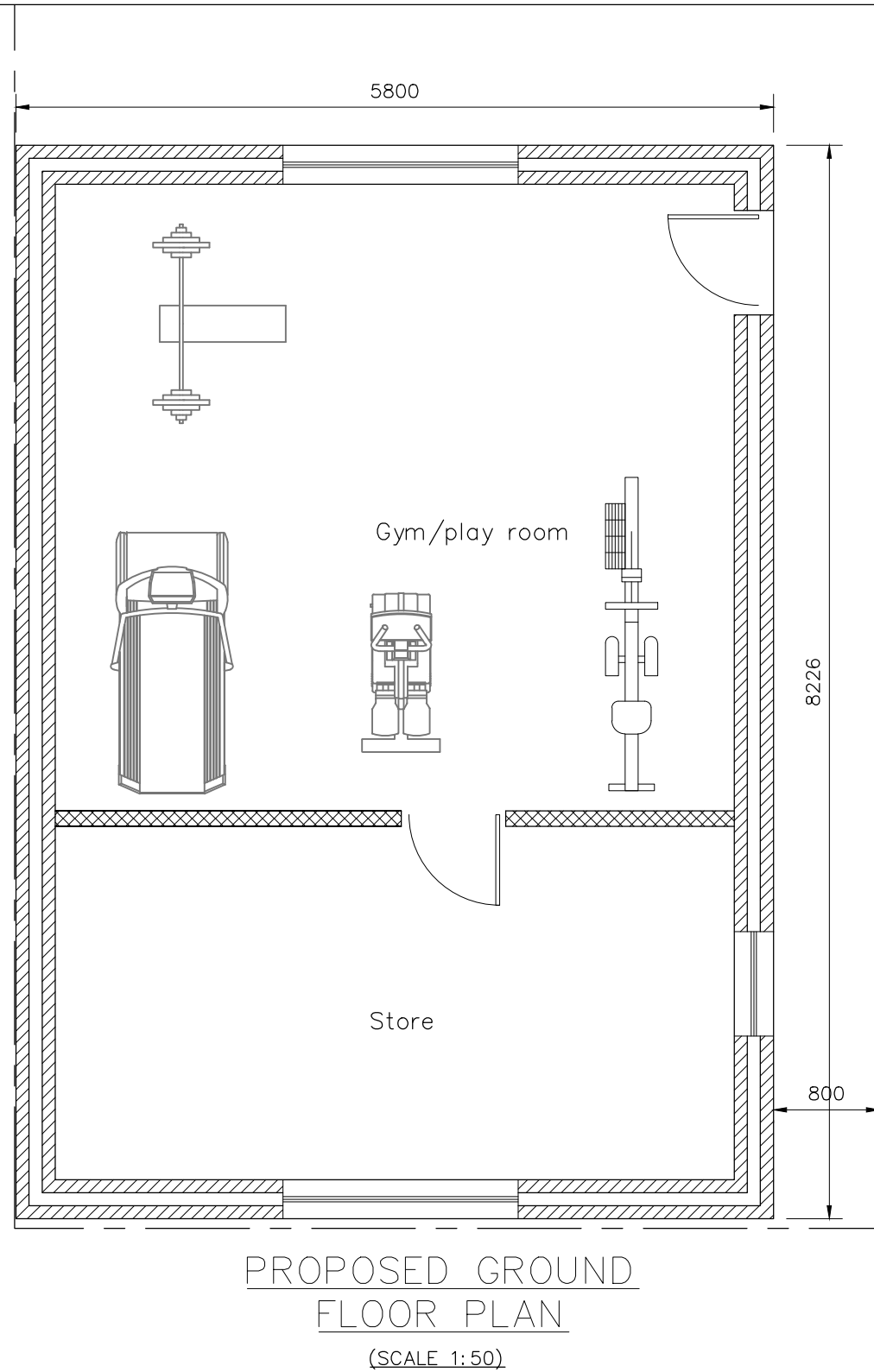
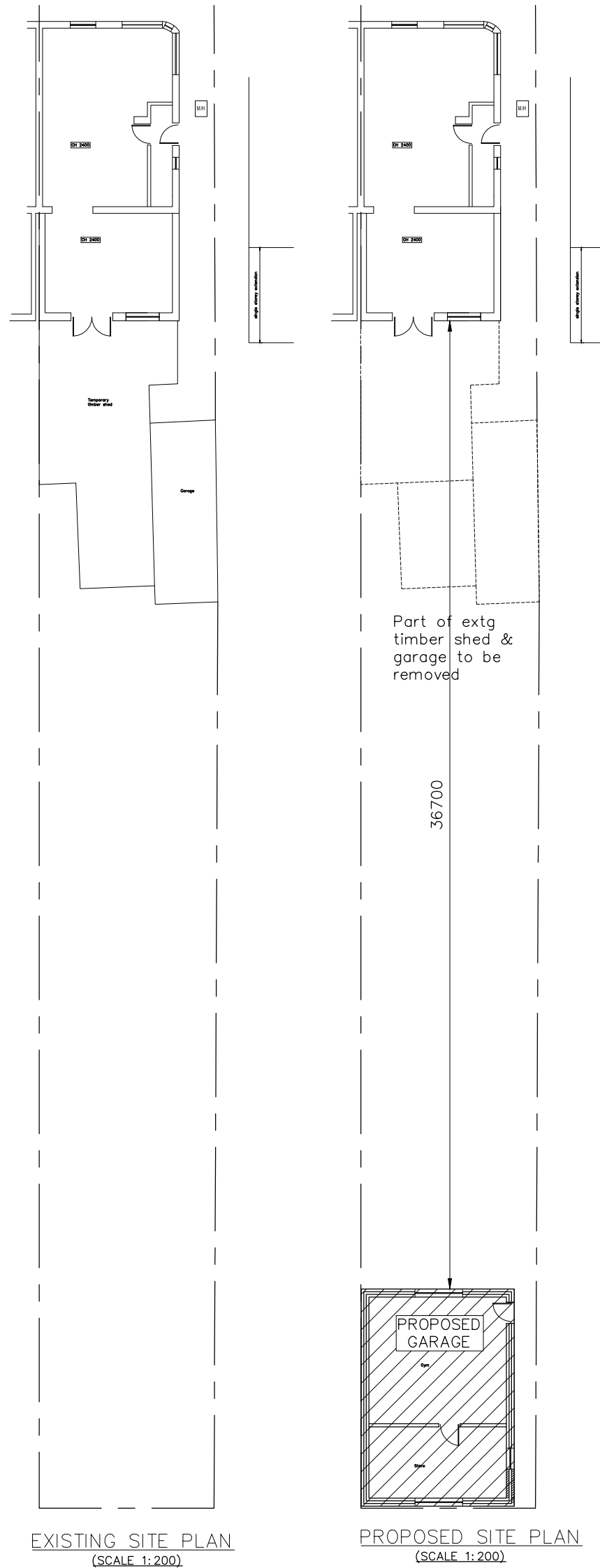




98 Warwick Crescent, Hayes (Application Ref: 33217/APP/2010/2876), outbuilding with open gable roof approved with the roof height of 3.75m.

Officers report argued "The proposed outbuilding would be approximately 4.0m in height. The neighbouring properties in the vicinity of the application site have similar sized sheds and garages in the rear gardens. It is considered that the proposed detached outbuilding, by reason of its siting, size, scale and height would not appear bulky and out of keeping with the surrounding outbuildings in the rear gardens of neighbouring properties." section 5 page 3 of 7

Application Ref: 66695/APP/2020/3057
3 Dunbar Close, Hayes

The proposed outbuilding would have a gross footprint of 42 square metres. It is acknowledged that this would exceed the prescribed footprint set out in Paragraph A1.34 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020). However, the proposed outbuilding would be sited to the end of the deep rear garden and there are a number of large outbuildings within the vicinity. It is therefore considered, on balance, that the proposed outbuilding would not have harmful impact on the character and appearance of the host dwelling or the surrounding – Page 3/8

Do not scale off the drawings (scale only for planning purposes).

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	Project Title 181 SHAKESPEARE AVENUE UB4 0BH	Checked		
	Drawing Title EXISTING AND PROPOSED SITE PLAN WITH PROPOSED FLOOR PLANS	Scale 1: 50/100	Size A2	
	Project No. 1919	Drawing No. P-01	Rev. A	