

SUPPORTING STATEMENT

13 Wood End Green Road Hayes UB3 2SB
Retention of front canopy.



PREPARED BY
P Patel

Ref: 1061

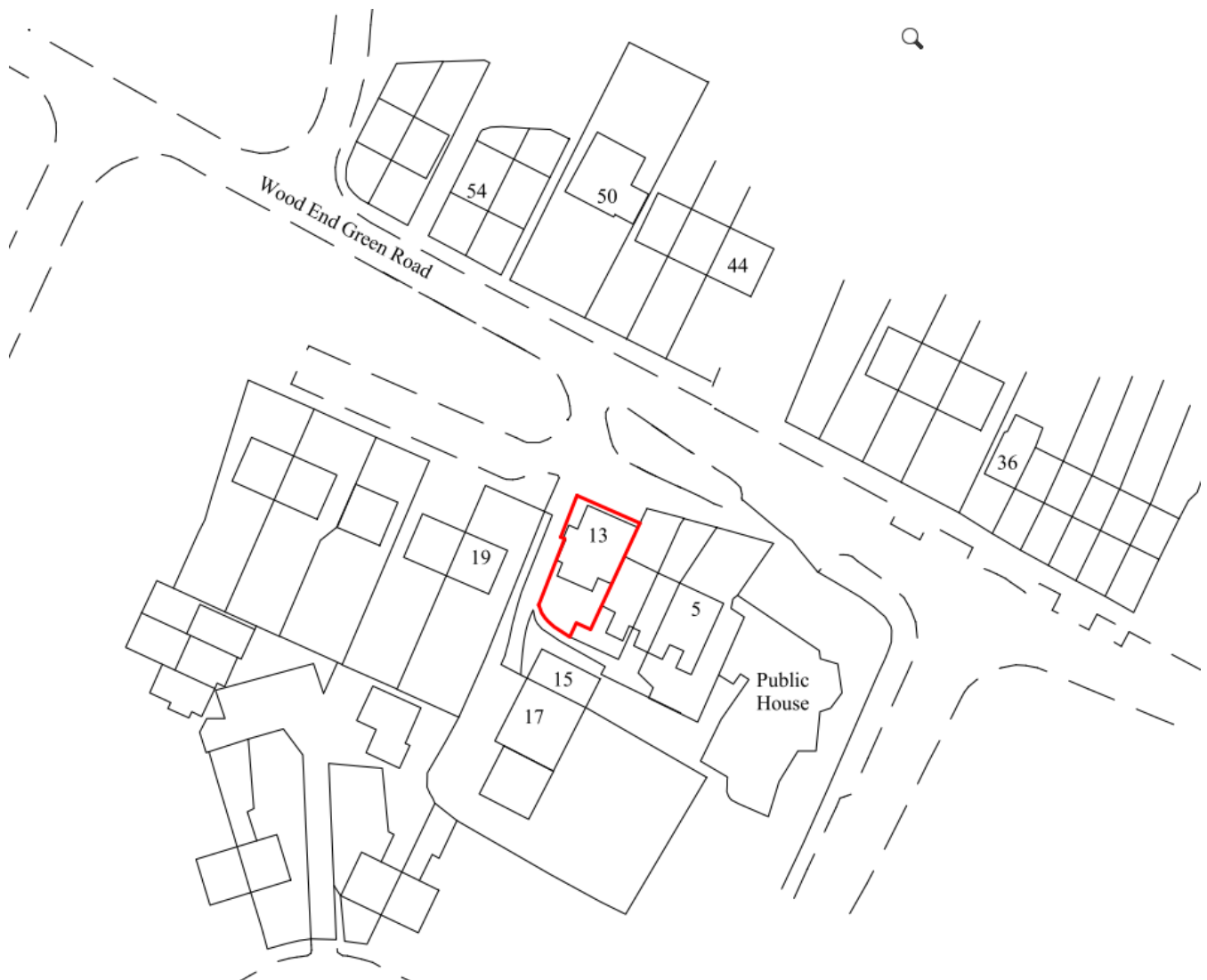
Date: 01 Oct 2020

1.0 INTRODUCTION

The proposal seeks Lawful Certificate for retention of front canopy to C3(b) covers up to six people living together as a single household and receiving care property.

This Statement forms one of the supporting documents for the application and should be read in conjunction with the plans document.

2.0 SITE LOCATION & CHARACTER



The site is located on south of Wood End Road and near to round-about with Botwell Lane. The site is corner property, provides side access road for dwellings located at rear. The detached property is extended previously with side and rear extensions. The subject property is distinguished than surrounding properties.

The site and surrounding area is within Hayes Village Conservation Area. The property is not a listed building.

3.0 THE SITE / EXISTING PROPERTY

The property consists of a two storey detached house with front gable and rear hipped roof. The property have single storey side extensions and two storey rear extension. The extension roof are mono pitched and hipped roof with similar roof tiles.

The existing property is in C3(b) use – which covers up to six people living together as a single household and receiving care. The ground floor consists of entrance hall, reception room, office, two bedrooms, kitchen, diner and bathroom together with separate WC and store room. First floor provides four rooms and bathroom.

At rear approximately 70 SqM garden amenity space available.

Externally the house is finished with yellow render together with white door-window frames.

Planning History:

Apart from the approved extension the property has following planning history.

30844/APP/2020/1492 – Approved on 21 July 2020

Change of use from a house in multiple occupation for not more than six residents living together as a single household (Use Class C3b) to a house in multiple occupation for up to 7 persons living together as a single household and receiving care.

This permission is not implemented.

30844/APP/2012/1765 – Approved

Change of use from Use Class C3a to Use Class C3b to enable up to 6 persons living together as a single household and receiving care (Application for a Certificate of Lawful Development for a Proposed Use)

30844/APP/2014/1002 – Refused

Single storey rear extension

30844/APP/2014/1902- Refused

Single storey rear extension

4.0 THE PROPOSAL

Additionally application seeks permission for retention of front canopy which extent entire frontage. The mono pitch canopy is approx 0.8m finished with matching roof tiles.

The canopy is built and present more than 4 years. Google street view image shows evidence of canopy in Aug 2014.



5.0 SUMMARY

The canopy is there more than 5 years and not has any adverse impact on site and locality. It provides weather protection to the property. The entire frontage covered with uniform canopy which not an incongruous or out of keeping with the existing street. It is not detrimental to the amenities of the neighbouring properties or the visual amenities of the street scene.