

Supporting Statement

Site Add: 10 Townfield Road Hayes UB3 2EL

Overview:

The subject property is an end of terrace house located on the corner of Townfield Road and Fifth Avenue. The property occupies a large corner plot with large frontage along Townfield road.

The street scene of Townfield Road is set by Terraced properties. There is community hall and open ground opposite to the subject site. Many properties on Townfield road have been extended and benefit from outbuildings.

Proposed Development:

This supporting statement has been prepared in support of proposed single storey outbuilding.

Supporting statement:

The proposal is for single storey detached outbuilding with a flat roof. There is a shared alley between no 10 Townfield road and 1 Fifth Avenue. Outbuilding has been built along this boundary to minimise any impact on private amenity of any adjoining neighbouring property.

Impact on neighbour's amenity

Impact on 12 Townfield Road:

Outbuilding has been set more than 14m away from no 12 Townfield Road, so the existing outbuilding doesn't have any bearing on the private amenity of 12 Townfield Road.

Impact on 1 Fifth Avenue:

1 Fifth Avenue is corner property occupying a large plot. There is a shared alley between 10 Townfield Road and 1 Fifth Avenue. 1 Fifth Avenue benefit from an existing outbuilding along this shared alley.

The subject outbuilding sits almost along side the existing outbuilding of 1 Fifth Avenue. Due the location of subject outbuilding and low eaves height, we believe that the outbuilding doesn't have any adverse impact on private amenities of 1 Fifth Avenue.

Impact on Street Visual amenities:

The subject outbuilding is located in the front garden of the 10 Townfield Road but 10 Townfield Road occupies a corner plot which has small rear garden and large side garden. The outbuilding is set in from Townfield Road and corner between Townfield road-Fifth avenue.

So, we believe outbuilding will not have any adverse impact on street visual amenities.

Intended Use of the outbuilding

The proposed outbuilding **will only be used ancillary to the main dwelling house**. The main use of the outbuilding is boiler room and Store and Home gym.

To eliminate any confusion, client confirms that the use of outbuilding will always remain incidental to the main dwelling house and outbuilding will never be used as a self-contained accommodation or sleeping accommodation.

So, due to the above reason that the proposed outbuilding doesn't have any detrimental impact on either neighbour and road, applicant request you to approve the proposal.

The proposed outbuilding will provide much needed space for Storage and home gym for the occupants and will substantially improve the lifestyle of the occupiers.