

Supporting Statement

Site Add: 91 Royal Lane Uxbridge UB8 3QT

Overview:

The subject property is located on the Western side of Royal Lane. The property is a Semi-Detach house with accommodation over 2 floors. The street scene on the Royal Lane is set by Semi-Detach and terrace properties on western side of the road. Many properties on Royal Lane have been extended and benefit from outbuildings at the end of the gardens which makes an integral part of street scene.

Proposed Development:

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

Supporting statement:

The proposal is to construct a single storey detached outbuilding under a flat roof at 91 Royal Lane. Maximum height of proposed outbuilding is 2.5M.

91 Royal Lane and both adjoining properties i.e. 89 Royal Lane and 93 Royal Lane benefit from large rear gardens. The proposed outbuilding will be constructed near the rear boundary of the 91 Royal Lane.

Intended Use of proposed outbuilding:

The proposed outbuilding will only be used for home office and Home gym (work out area), which will be ancillary to the main dwelling house.

Client confirms that the use of outbuilding will always remain incidental to main dwelling house and the outbuilding will never be used as self-contained accommodation.

Impact of outbuilding on neighbour's amenity

Impact on 89 Royal Lane:

Proposed outbuilding is designed in such a way that it doesn't create any overshadowing or overbearing impact on private amenities of 89 Royal Lane.

Considering the following:

- a) Both 89 and 91 Royal Lane benefit from large rear garden
- b) Proposed outbuilding will set near the rear boundary (more than 20m away from the rear elevation wall of 89 Royal Lane
- c) Proposed flat roof of the outbuilding is low (with maximum height of 2.5M)

It is safe to conclude that proposed outbuilding will not have any adverse impact on private amenities of neighbour at 89 Royal Lane.

Impact on 93 Royal Lane:

Proposed outbuilding is designed in such a way that it doesn't create any overshadowing or overbearing impact on private amenities of 93 Royal Lane.

Considering the following:

- a) Both 93 and 91 Royal Lane benefit from large rear garden
- b) Proposed outbuilding will set near the rear boundary (more than 20m away from the rear elevation wall of 93 Royal Lane
- c) Proposed flat roof of the outbuilding is low (with maximum height of 2.5M)

It is safe to conclude that proposed outbuilding will not have any adverse impact on private amenities of neighbour at 93 Royal Lane.

Impact on Street Visual amenities:

91 Royal Lane benefit from a large rear garden and Proposed outbuilding will be set near the rear boundary of the site, which will not be readily visible from the street. So it will not have any adverse impact on street visual amenities.

Conclusion

Due to the following reasons i.e.

- a) the proposed outbuilding doesn't have any detrimental impact on either neighbour
 - b) its siting at the end of garden, which is not visible from the road and will not have any impact on the street scene,
- applicant request planning department to approve the proposal.

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