

Supporting Statement

Site Add: 4 Chaucer Avenue Hayes UB4 0AP (referred as 4CA)

Proposal: Construction of Single storey outbuilding

Overview:

The subject property is located on the Northern side of Chaucer Avenue. The property is a semi-detach single dwelling house with accommodation over 2 floors. The street scene on the Chaucer Avenue is set by semi-detach properties on either side of the road. Many properties on Chaucer Avenue have been extended and benefit from outbuildings at the end of the gardens which makes an integral part of street scene.

Supporting statement:

4CA and both adjoining properties i.e. 2 Chaucer Avenue and 6 Chaucer Avenue benefit from large rear gardens.

Considering the location of proposed outbuilding of 4CA and surrounding properties, it is safe to say the proposed outbuilding will blend in the wider area.

Client expresses the intended use and assess the impact of proposed outbuilding on neighbouring properties underneath:

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 of proposed outbuilding on 2 Chaucer Avenue:

2 Chaucer Avenue is located on the RHS of 4CA and benefit from large rear garden. The proposed outbuilding will be constructed along the shared boundary near the end of the garden.

Proposed outbuilding will have a low roof with the maximum height of 2.5m , which minimises any impact on private amenities of 2 Chaucer Avenue. Further, 4CA is located on the West of 2 Chaucer Avenue so the orientation of the properties is such that the proposed outbuilding will not have any adverse impact on private amenities of 2 Chaucer Avenue.

Impact of proposed outbuilding on 6 Chaucer Avenue (Referred as 6CA):

6CA is located on the LHS of 4CA and benefit from equally large rear garden. 6CA already benefit from an existing outbuilding along the shared boundary. The proposed outbuilding will be constructed along the shared boundary near the end of the garden.

There is an existing outbuilding of 4CA near the shared boundary, this outbuilding will be demolished to create space for the proposed outbuilding.

Considering that the proposed outbuilding will have low roof i.e. max height of 2.5m, It is safe to conclude that the proposed outbuilding will not have any adverse impact on private amenities of 6CA.

Impact on Street Visual amenities:

4CA 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 above 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,

It is safe to conclude the proposed outbuilding complies with council's guidelines and will not have any adverse impact on any neighbours. Hence, applicant request the consent for proposed outbuilding.

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.