

Planning Application Supporting Statement

Site Address: 197 Woodrow Avenue, Hayes, UB4 8QR
(hereafter referred to as 197WA)

1. Site Context and Character

197 Woodrow Avenue is situated on the north-western side of Woodrow Avenue, within a residential neighbourhood characterised predominantly by two-storey mid-terraced dwellings. The surrounding urban grain is consistent, with similar architectural styles and massing forming a coherent and uniform streetscape. Many properties along Woodrow Avenue have been extended and contain ancillary outbuildings to the rear, forming a well-established part of the local pattern of development.

The property itself is a ~~end~~-terrace dwelling arranged over two floors, with a generously sized rear garden, typical of the area. The neighbouring properties at 199WA and 201WA share a similar scale, form, and rear garden depth.

2. Description of Proposed Development

This application seeks planning permission for the erection of a single-storey, flat-roofed detached outbuilding within the rear garden of 197WA. The proposed structure will have a maximum height of 2.5 metres and be located adjacent to the rear boundary, in keeping with other existing outbuildings in the vicinity.

The proposed outbuilding is designed to accommodate a home office and a personal exercise space (home gym). The intended use will remain incidental and ancillary to the main residential use of the dwelling. The applicant affirms that the structure will not be used as a separate, self-contained unit of accommodation under any circumstances.

3. Design and Impact Assessment

3.a) Impact on Neighbouring Properties

3.a.1) 199 Woodrow Avenue

The proposed outbuilding will be situated at the bottom of the shared rear boundary with 199 WA. Given the generous depth of both gardens and the modest height of the structure (2.5m), the proposal will not result in any adverse impacts in terms of overshadowing, loss of daylight, or visual dominance. Adequate amenity space is retained for both properties.

3.a.2) 195 Woodrow Avenue

Similarly, 195 WA also benefits from a long rear garden. The siting of the outbuilding along the shared rear boundary ensures no material harm to residential amenity, with no overbearing or overshadowing impacts expected. The low-profile design further mitigates any concerns regarding bulk or massing.

In both cases, the development has been sensitively designed to respect neighbour amenity in accordance with the principles outlined in relevant local planning policies.

3.b) Impact on the Character of the Area and Visual Amenity

The proposed structure is to be located at the rear of the site, well screened from public view and not visible from the highway. As such, it will have no discernible impact on the character or appearance of the street scene. Furthermore, the presence of similar rear garden outbuildings along Woodrow Avenue supports the proposal's contextual suitability.

4. Conclusion

In summary, the proposed outbuilding:

- Will be ancillary to the main dwelling and used solely for domestic purposes (home office and gym);
- Has been designed with a flat roof and limited height (2.5m) to ensure no adverse impact on the amenity of neighbouring occupiers;
- Will be discreetly located at the rear of the site, preserving the visual amenity of the streetscape;
- Reflects the established pattern of development in the locality, where similar outbuildings are present.

The proposal represents a proportionate and contextually appropriate addition that will enhance the quality of life for the occupants of 197WA without detriment to neighbouring properties or the wider character of the area.

We respectfully request that the Local Planning Authority supports and approves this application.