

Supporting Statement

Site Add: 68 Ashford Avenue Hayes UB4 0NA (referred as 68AA)

Overview:

The subject property is located on the Southern side of Ashford avenue. The property is a Semi-Detach house with accommodation over 2 floors. The street scene is set by Semi-detached houses on either side of Ashford Avenue. Many properties on Ashford Avenue have been extended and benefit from outbuildings at the end of the gardens, which makes and integral part of street scene.

Proposed Development:

This supporting statement has been prepared in support of Construction of new outbuilding involving demolition of existing outbuilding.

Supporting statement:

68AA is a semi-detached property, which occupies a large corner plot. There is an existing large outbuilding, which is proposed to be demolished to facilitate the construction of new outbuilding.

The existing outbuilding has been split into 2 parts with cumulative internal area of 45.4m². In comparison, the proposed outbuilding will have internal area of 58.55m². The new layout will better utilise the available space and will be suitable for Home office, recreational room and provide space for gym equipment. Proposed outbuilding will more energy efficient and comply with current building regulations. The proposal will maintain more than 100m² of garden space.

To support the proposal, we assess the impact of proposed outbuilding on the neighbouring properties and street amenities, which are as follows:

Impact of Proposed outbuilding on 66 Ashford Avenue (referred as 66AA)

66AA is adjoining neighbouring property to 68AA. Both 66AA and 68AA benefit from large rear garden. Existing outbuilding of 68AA sits along the boundary with 66AA and have tin roof with very shallow slope. The eaves height of existing outbuilding is 2.8m which is high.

The proposed outbuilding has been designed with low eaves height of 2.2m, which will substantially improve the visual amenities of 66AA.

So, if we consider following:

- a) 66AA benefit from large rear garden

- b) Proposed outbuilding will be located along the boundary, towards the end of the garden
- c) The eaves height of new outbuilding will be lower than the existing outbuilding
- d) The new outbuilding will have similar length as of existing outbuilding

So, it is safe to conclude that the proposed outbuilding will not have any adverse impact on private amenities of 66AA.

Impact of Proposed outbuilding on Street visual amenities

68AA benefit from an existing outbuilding which is visible from the side road i.e., Delamere road. Although the existing outbuilding is recessed in from the boundary along Delamere road but it is visible from the road.

The proposed outbuilding will cover the side empty area but will have low eaves height thereby will improve the visual impact on street view. Further the proposed outbuilding will not project forward of existing outbuilding so it is safe to say that the proposed outbuilding will improve the street view.

Living standards of occupants:

The existing outbuilding of 68AA is in derelict state, which restrict its use as home office. The proposed outbuilding will provide much needed space for home office and a place to workout at home and in turn will better utilize the space available.

This outbuilding will substantially improve the living standard of occupants of 68AA.

To avoid any doubts, Applicant confirms that the use of the outbuilding will always remain incidental to the main dwelling house and will never be used as a self-contained unit.