

Supporting Statement

Site Add: 6 Waltham Avenue Hayes UB3 1TA (referred as 6WA)

Proposal: Construction of Single storey outbuilding

Overview:

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

Supporting statement:

6 Waltham Avenue and both adjoining properties i.e. 4 Waltham Avenue and 8 Waltham Avenue benefit from large rear gardens.

Considering the location of proposed outbuilding of 6WA 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 4 Waltham Av:

4 Waltham Av is located on the RHS of 6WA and benefit from equally large rear garden. The proposed outbuilding will be set in from the shared boundary. Further, Proposed outbuilding will have a flat roof with the maximum height of 2.5m , which minimises any impact on private amenities of 4 Waltham Av. 6WA is located West of 4 Waltham Av so the orientation of the properties is such that the proposed outbuilding will not have any adverse impact on private amenities of 4 Waltham Av.

Impact of proposed outbuilding on 8 Waltham Av (Referred as 8WA):

8BA is located on the LHS of 6WA and benefit from equally large rear garden. 8WA already benefit from an existing outbuilding at the end of their garden. The proposed outbuilding will be constructed alongside the existing outbuilding of 8WA.

Considering that the proposed outbuilding will have flat roof with max height of 2.5m and new outbuilding will be constructed along the existing outbuilding of 8WA, It is safe to conclude that the proposed outbuilding will not have any adverse impact on private amenities of 8WA.

Impact on Street Visual amenities:

6WA benefit from a reasonably 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.