

## **Supporting Statement**

**Site Add:** 53 Yeading Lane Hayes UB4 0EN

### **Overview:**

The subject property is located on the Western side of Yeading Lane. The property is a Semi-Detach house with accommodation over 2 floors. The street scene on the Yeading Lane is set by Semi-Detach properties on either 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.

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The proposal is to construct a single storey detached outbuilding under a flat roof at 53 Yeading Lane. Maximum height of proposed outbuilding is 2.5M.

53 Yeading Lane and both adjoining properties i.e. 51 Yeading Lane and 55 Yeading Lane benefit from large rear gardens. Both, 51 & 55 Yeading Lane benefit from number of outbuildings in their rear garden.

Considering the location of proposed outbuilding of 53 Yeading Lane and surrounding properties, it is safe to say the proposed outbuilding will blend in the wider area.

### **We/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 on 51 Yeading Lane:**

51 Yeading lane is located on the LHS of 53 and benefit from equally large rear garden. Proposed outbuilding will be set away from the shared boundary by 500mm which will reduce any impact on garden space of 51YL.

Further, proposed outbuilding is designed in such a way that it doesn't create any overshadowing or overbearing impact on private amenities of 51 Yeading Lane.

Considering the following:

- a) Both 51 & 53 Yeading Lane benefit from large rear garden
- b) Proposed outbuilding will be set away from the shared boundary
- c) Proposed outbuilding will have flat roof 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 51 Yeading Lane.

**Impact on 55 Yeading Lane:**

55 Yeading lane is located on the RHS of 53 and benefit from equally large rear garden. Proposed outbuilding will be set away from the shared boundary by more than 2.5m therefore the outbuilding will not have overshadowing or bearing on 55 Yeading lane.

Further, 55 Yeading lane benefit from number of outbuildings and the proposed outbuilding of 53 Yeading will be located across these outbuildings. Lastly considering the outbuilding will have flat roof with max height of 2.5m it is safe to conclude the proposed outbuilding will not have any adverse impact on private amenities of 55 Yeading Lane.

**Impact on Street Visual amenities:**

53 Yeading 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 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 PD guidelines and will not have any adverse impact on any neighbours.

Hence, 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.