

PLANNING STATEMENT

Proposed Development: Erection of rear outbuilding to accommodate a disabled person – therapy room/gymnasium and disabled bathroom.

Site Address: 13 Exmouth Road, Hayes, UB4 8LL

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the erection of a single-storey rear outbuilding at 13 Exmouth Road, Hayes, UB4 8LL. The proposed development is intended to provide specialist accommodation for a disabled occupant, comprising a therapy room/gymnasium and a fully accessible disabled bathroom.

2. Site Description

The application site comprises a two-storey residential dwelling with a private rear garden located within an established residential area of Hayes.

The surrounding area is characterised by similar residential properties with rear gardens and ancillary outbuildings. The site is not subject to any special environmental, heritage, or landscape designations.

3. Description of the Proposed Development

The proposal seeks permission for the erection of a modest, single-storey outbuilding located to the rear of the property within the existing garden area. The outbuilding will be used solely for purposes ancillary to the main dwelling and will accommodate:

- A therapy room / gymnasium designed to support the medical and physical needs of a disabled person; and
- A fully accessible disabled bathroom, designed in accordance with inclusive design principles.

The scale, height, and design of the outbuilding have been carefully considered to ensure it remains subservient to the main dwelling and does not result in overdevelopment of the site.

4. Design and Appearance

The outbuilding has been designed to be functional, unobtrusive, and sympathetic to the host property and surrounding area. Materials will be chosen to complement the existing dwelling, and the overall height and footprint will be limited to minimise visual impact. The proposal will not detract from the character or appearance of the residential area.

5. Impact on Residential Amenity

The proposed outbuilding will be positioned to avoid any unacceptable impact on neighbouring properties. Due to its single-storey nature and location within the rear garden, the development will not result in loss of privacy, overshadowing, or overbearing impact. The use of the building is domestic and ancillary, generating no additional noise or disturbance beyond that typical of a residential property.

6. Accessibility and Inclusive Design

The primary purpose of the development is to meet the specific needs of a disabled person. The proposal aligns with national and local planning objectives that promote inclusive design, accessibility, and the provision of appropriate facilities to support independent living and wellbeing for disabled individuals.

7. Planning Policy Considerations

The proposed development complies with relevant national planning guidance, including the National Planning Policy Framework (NPPF), which supports sustainable development and the creation of inclusive and accessible environments. It also accords with local planning policies that allow for domestic outbuildings and extensions where they are appropriately designed and do not adversely affect residential amenity.

8. Conclusion

The proposed rear outbuilding at 13 Exmouth Road represents a modest, well-designed, and necessary development to support the health and wellbeing of a disabled person. The proposal is appropriate in scale and design, respects the character of the area, and does not result in harm to neighbouring amenity. For these reasons, it is respectfully requested that planning permission be granted.