

Supporting Statement

Site Add: 4 Wentworth Crescent Hayes UB3 1NL (Referred as 4WC)

Proposal: Construction of Single storey outbuilding (including demolition of existing garage) to be used as Home office and Gym

Overview:

The subject property is located on the Southern side of Wentworth Crescent. The property is a semi-detach single dwelling house. The street scene on the Wentworth Crescent is set by semi-detach properties on either side of the road. Many properties on Wentworth Crescent have been extended and benefit from outbuildings at the end of the gardens which makes an integral part of street scene.

Supporting statement:

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 private amenity

Impact of proposed outbuilding on 2 Wentworth Crescent (Referred as 2WC):

2WC is adjoining house with equally large rear garden. 2WC benefit from an existing outbuilding along the shared boundary. The proposed outbuilding will be constructed along the existing outbuilding of 2WC.

Proposed outbuilding of 4WC will have a low pitch roof with low eaves height of approx. 2.2m. The maximum ridge height will be 3m which minimises any impact on private amenities of 2WC.

Both 4WC & 2WC have south facing gardens, so the proposed outbuilding will not have any adverse impact on private amenities of 2WC.

Impact of proposed outbuilding on 6 Wentworth Crescent (Referred as 6WC):

6WC is located on LHS of 4WC and is separated by an alley. 6WC also benefit from equally large rear garden as 4WC. The proposed outbuilding will be constructed near the shared boundary and will be located near the end of the garden. Considering that the proposed outbuilding will have low eaves height of approx. 2.2m and ridge height of 3m, it is safe to conclude that the proposed outbuilding will not have any adverse impact on private amenities of 6WC.

Impact on Street Visual amenities:

4WC 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

Considering the above reasons i.e. the proposed outbuilding:

- a) doesn't have any detrimental impact on either neighbour
- b) will be constructed near the end of garden, which is not visible from the road and will not have any impact on the street scene,
- c) will have low eaves height of 2.2m and max height of 3m

It is safe to conclude the proposed outbuilding will not have any adverse impact on private amenities of any neighbour or street's visual amenities. Hence, applicant request the planning 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.