

Design and access statement

**Proposed outbuilding to rear for
ancillary use of first floor flat
at
3a, Field Way, Ruislip, HA4 7LT**

Introduction

The site is located on the Northern side of Field Way, at its junction with Field Close. The site comprises a two storey residential building consisting of two maisonettes. The building is neither listed nor located within a conservation area.

Surrounding Buildings



5 Field Way , with detached garage



23 Orchard field , with detached shed

Previous refusal and revised proposal:

- Size of the proposal: One of the main reasons for refusal was the size of the proposal. Now the proposed outbuilding is only 20 Sq.m and which is almost half the size of the previous proposal.
- Separate Dwelling: Other reason for the refusal was that the use should be ancillary to the main dwelling and not be capable for use as independent residential accommodation; Now the proposed outbuilding would be used as an ancillary use of the first floor flat. It will be used as a home office/ gym with the WC.
- Internal layout: Another reason for the refusal was no internal layout indicated and so none of the facilities mentioned in criterion 4 are shown. Now the proposed outbuilding would be used as an ancillary use of the first floor flat. It will be used as a home office/ gym with the WC and internal layout is shown in the drawing.

Conclusion:

The proposed outbuilding is modest in size and scale.

It is well designed for this location and will not have any adverse impact upon the neighboring properties or the setting. We, therefore, look forward to the support of the Council in recommending approval for this application