

Planning Application Supporting Statement

Site Address: 32 Raleigh Avenue Hayes UB4 0EE
(hereafter referred to as 32RA)

1. Site Context and Character

32RA is situated on the Eastern side of Raleigh Avenue, within a residential neighbourhood characterised predominantly by two-storey Semi-Detached dwellings. The surrounding urban grain is consistent, with similar architectural styles and massing forming a coherent and uniform streetscape. Many properties along Raleigh Avenue have been extended and contain ancillary outbuildings to the rear, forming a well-established part of the local pattern of development.

The property itself is a Semi-detached dwelling arranged over two floors, with a generously sized rear garden, typical of the area. There is an existing outbuilding which will be demolished as it is not in good shape structurally. Proposed outbuilding will be slightly larger than the existing outbuilding.

2. Description of Proposed Development

This application seeks planning consent for the erection of a single-storey, flat-roofed detached outbuilding within the rear garden of 32RA. The proposed structure will have a maximum height of 2.5 metres and be located near the rear boundary, in keeping with other existing outbuildings in the vicinity.

The proposed outbuilding is designed to accommodate a home office and a personal exercise space (home gym). The intended use will remain incidental and ancillary to the main residential use of the dwelling.

The applicant affirms that the structure will not be used as a separate, self-contained unit of accommodation under any circumstances.

3. Design and Impact Assessment

3.a) Impact on Neighbouring Properties

3.a.1) 34 Raleigh Avenue

34RA is located on the LHS of 36RA. Both 34RA and 32RA benefit from large rear gardens. The proposed outbuilding will be constructed along the shared boundary with 34RA. Given the generous depth of both gardens and the modest height of the structure (2.5m), the proposal will not result in any adverse impacts in terms of overshadowing, loss of daylight, or visual dominance. Adequate amenity space is retained for both properties.

3.a.2) 30 Raleigh Avenue

30RA is located on the RHS of 36RA. Both 30RA and 32RA benefit from large rear gardens. The proposed outbuilding will be constructed along the shared boundary with 30RA. Given the generous depth of both gardens and the modest height of the structure (2.5m), the proposal will not result in any adverse impacts in terms of overshadowing, loss of daylight, or visual dominance. Adequate amenity space is retained for both properties.

In both cases, the development has been sensitively designed to respect neighbour amenity in accordance with the principles outlined in relevant local planning policies.

3.b) Impact on the Character of the Area and Visual Amenity

The proposed structure is to be located at the rear of the site, well screened from public view and not visible from the highway. As such, it will have no discernible impact on the character or appearance of the street scene.

Furthermore, the presence of similar rear garden outbuildings along Cranford lane supports the proposal's contextual suitability.

4. Conclusion

In summary, the proposed outbuilding:

- Will be ancillary to the main dwelling and used solely for domestic purposes (home office and gym);
- Has been designed with a flat roof and limited height (2.5m) to ensure no adverse impact on the amenity of neighbouring occupiers;
- Will be discreetly located at the rear of the site, preserving the visual amenity of the streetscape;
- Reflects the established pattern of development in the locality, where similar outbuildings are present.

The proposal represents a proportionate and contextually appropriate addition that will enhance the quality of life for the occupants of 32RA without detriment to neighbouring properties or the wider character of the area.

We respectfully request that the Local Planning Authority supports and approves this application.