

Supporting Statement

Site Add: 39 Highfield Drive, Ickenham UB10 8AW

Overview:

The subject property is located on the Eastern side of Highfield Drive. The property is a Detach house which occupies a large plot. The street scene on the Highfield Drive is set by Detach houses on either side of the road. Many properties on Highfield Drive 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.

Supporting statement:

The proposal is to construct a single storey detached outbuilding at 39 Highfield Drive. The proposed outbuilding will be used as a Home office and Home gym.

39 Highfield drive and both adjoining neighbouring properties i.e. 37 & 41 Highfield Drive occupies large plot and benefit from large rear gardens. The proposed outbuilding will be constructed near the rear boundary of the 39 Highfield Drive.

To support the planning application we have assessed the impact of proposed outbuilding on private amenities of both neighbouring properties.

Impact of Proposed outbuilding on neighbour's amenity

Impact of proposed outbuilding on 37 Highfield Drive:

Proposed outbuilding has been designed with a hip roof, which will have low eaves height of 2.21m and maximum ridge height of 3m.

Further the outbuilding will be set away from the shared boundary. There will only be an open pergola adjoining to the boundary of 37 Highfield drive.

Considering the following:

- a) The fence height between 37 and 39 Highfield drive is approx. 2.0m
- b) Eaves height of proposed outbuilding will be 2.21m
- c) Outbuilding will be set away from the shared boundary
- d) Both 37 and 39 Highfield drive benefit from large rear garden

It is safe to conclude that proposed outbuilding will not have any adverse impact on private amenities of neighbour at 37 Highfield Drive.

Impact of proposed outbuilding on 41 Highfield Drive:

Again, Proposed outbuilding has been designed with a hip roof, which will have low eaves height of 2.21m and maximum ridge height of 3m.

Similarly to LHS, the proposed outbuilding is set away by 1.2m from the shared boundary. So considering following:

- a) The fence height between 39 and 41 Highfield drive is approx. 2.0m
- b) Eaves height of proposed outbuilding will be 2.21m
- c) Outbuilding will be set away from the shared boundary
- d) Both 39 and 41 Highfield drive benefit from large rear garden

It is safe to conclude that proposed outbuilding will not have any adverse impact on private amenities of neighbour at 41 Highfield Drive.

Impact on Street Visual amenities:

39 Highfield Drive 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 following 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,

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.

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.