

**Supporting Document for Planning Application**  
**To**  
**No: 3 Alison Close, Eastcote, HA5 2QZ**

*“Erection of an outbuilding to the rear garden, following demolition of existing outbuilding/garage”*

## **The Site:**

The application site is located on the northern side of Alison Close. Alison Close is a private, gated road and comprises 4 detached properties. The subject property is a two storey detached house with a single storey rear extension and a derelict outbuilding at the far end of the rear garden.

## **The proposal:**

The proposal is for an “Erection of an outbuilding to the rear garden, following demolition of existing outbuilding”.

## **Refused application:**

A planning application was made on 14<sup>th</sup> June 2024, and it was refused on 5<sup>th</sup> August 2024 for the following reasons:

- *The proposed outbuilding, by virtue of the overall footprint, height, bulk and scale, would not result in a subordinate and ancillary extension to the main dwelling, and would cause harm to the character and appearance of the application property and to the character and appearance of the surrounding area.*

## **Amended application:**

Considering the reasons for refusal, the following are the amendments made to the new proposal:

- The footprint of the outbuilding has been reduced substantially from 11.5M x 6.5M to 7.5M x 6.5M. This is less than the existing footprint of the outbuilding.
- The pitched roof has been amended to flat roof, a reduction of height from 3.6M to 2.5M.