

Supporting Statement

Site Address: 205 Botwell Lane, Hayes, UB3 2AN
(hereafter referred to as “the application site”)

1. Site Context and Local Character

The application site is situated on the Western side of Botwell Lane, within a well-established residential area of Hayes. The immediate context is characterised by a mix of two-storey terraced and semi-detached dwellings, many of which benefit from substantial private rear gardens. The prevailing urban morphology is defined by a regular plot layout, with a staggered building lines, contributing to a coherent suburban streetscape.

The property at No. 205 comprises a two-storey residential dwelling set within a rectangular plot, with a rear garden of generous proportions. The wider area exhibits numerous examples of rear garden outbuildings and ancillary structures, which form part of the established pattern of development and typify the incremental evolution of residential curtilages in the locality.

2. Description of Proposed Development

Planning permission is sought for the erection of a single-storey, Pitch-roofed detached outbuilding within the rear garden of the application site. The proposed structure will be positioned adjacent to the rear boundary and is designed with an overall height of 3.3 metres, a width of 7.78 metres, and a depth of 5.4 metres.

The internal configuration accommodates two distinct yet complementary domestic functions: a home office and a personal gym area. The scheme also includes ancillary facilities such as a shower room.

Client confirm: The proposed outbuilding is strictly intended for purposes incidental to the enjoyment of the dwellinghouse and will not function as a self-contained unit of residential accommodation under any circumstances.

3. Design and Amenity Considerations

a. Impact on Neighbouring Amenity

The outbuilding is sensitively sited at the rear of the garden, where it maintains generous separation from habitable rooms of neighbouring dwellings. Its modest height and location minimise any perceived sense of enclosure or visual intrusion. The rear gardens of the adjoining properties are of sufficient depth to mitigate any potential overshadowing or dominance, ensuring that the residential amenity of adjacent occupiers is preserved.

There are no proposed openings on side elevations that would give rise to overlooking or loss of privacy. The layout and orientation have been carefully considered to maintain a high standard of neighbourly development.

b. Impact on Character and Visual Amenity

The proposed development is discretely located to the rear of the site and will not be visible from the public highway. As such, it will have no material impact on the character or appearance of the street scene. The outbuilding adopts a simple, contemporary design which is commensurate with its ancillary domestic function and is in keeping with the scale and form of similar garden structures in the locality.

The design approach ensures that the outbuilding remains subordinate to the host dwelling and does not compromise the overall visual amenity of the surrounding area.

4. Policy Compliance and Justification

The proposed outbuilding has been designed to comply with relevant national and local planning policies relating to residential extensions and outbuildings, including guidance on scale, siting, and impact on amenity.

Key aspects of policy compliance include:

- **Ancillary Use:** The proposed function as a home office and gym is clearly incidental to the primary residential use.
- **Subordinate Scale:** The building height (3.3m) and footprint are proportionate and visually unobtrusive.
- **Amenity Preservation:** There is no unacceptable impact on neighbouring properties by way of overlooking, overshadowing, or overbearing presence.
- **Visual Integration:** The proposal respects the existing character of rear gardens and will not affect the public realm.

5. Conclusion

In light of the above, it is considered that the proposed outbuilding at 205 Botwell Lane constitutes a well-considered and contextually appropriate form of development that:

- Provides a high-quality ancillary facility to support modern domestic living;
- Preserves the amenity of adjoining occupiers;
- Is compatible with the established residential character of the area;
- Satisfies the relevant planning policy framework.

Accordingly, the applicant seek the planning consent for the proposed outbuilding.