

Supporting Statement

Site Add: 38 Bourn Avenue Uxbridge UB8 3AR (referred as 38BA)

Overview:

The subject property is located on the Eastern side of Bourn Avenue. The property is a Detach bungalow with accommodation over 2 floors. The street scene on the Bourn Avenue is set by Detach properties on either side of the road. Many properties on Bourn Avenue 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 demolition of existing outbuilding and construction of new single storey outbuilding.

Supporting statement:

38 Bourn Avenue and both adjoining properties i.e. 36 Bourn Avenue and 40 Bourn Avenue benefit from large rear gardens.

Considering the location of proposed outbuilding of 36 Bourn Avenue and surrounding properties, it is safe to say the proposed outbuilding will blend in the wider area.

Client expresses the intended use and assess the impact of proposed outbuilding on neighbouring properties underneath:

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.

Impact of outbuilding on neighbour's amenity

Impact of proposed outbuilding on 36 Bourn Avenue:

36 Bourn Avenue is located on the RHS of 38 Bourn Avenue and benefit from equally large rear garden. 36 Bourn Avenue already benefit from an existing outbuilding in their garden. The proposed outbuilding will be constructed along the shared boundary near the end of the garden. Proposed outbuilding will have a low roof with the maximum height of 2.5m , which minimises any impact on private amenities of 36 Bourn Av. Further, 38BA is located on the North of 36BA so the orientation of the properties is such that the proposed outbuilding will not have any over shadowing impact on 36BA.

Considering the above it is safe to say that the proposed outbuilding will not have any adverse impact on private amenities of 36BA.

Impact of proposed outbuilding on 40 Bourn Avenue (Referred as 40BA):

40BA is located on the LHS of 36BA and benefit from equally large rear garden. 40BA already benefit from an existing outbuilding at the end of their garden. The proposed outbuilding will be constructed beside the existing outbuilding of 40BA.

Considering that the proposed outbuilding will have low roof i.e. max height of 2.5m and new outbuilding will be constructed along the existing outbuilding of 40BA, It is safe to conclude that the proposed outbuilding will not have any adverse impact on private amenities of 40BA.

Impact on Street Visual amenities:

38BA benefit from a reasonably 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 above 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,

It is safe to conclude the proposed outbuilding complies with council PD guidelines and will not have any adverse impact on any neighbours. Hence, applicant request the consent for proposed outbuilding.

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.