

Supporting Statement

Site Add: 14 Langley Crescent Hayes UB3 5HL (Referred as 14LC)

Proposal: Retrospective application to retain the outbuilding

Overview:

The subject property is located on the Eastern side of Langley Crescent. The property is an end of terrace single dwellinghouse. The street scene on the Langley Crescent is set by semi-detach and terraced properties on either side of the road. Many properties on Langley Crescent have been extended and benefit from outbuildings at the end of the gardens which makes an integral part of street scene.

Supporting statement:

14LC and neighbouring properties i.e. 12 Langley Crescent and 16 Langley Crescent benefit from large rear gardens.

Considering the location of existing outbuilding of 14LC and surrounding properties, it is safe to say the existing outbuilding doesn't have any adverse impact on any neighbouring properties.

Client confirmed that the outbuilding has always been used as home office and storage, which is incidental to main dwelling house.

Intended Use of proposed outbuilding:

The proposed outbuilding has only been used for home office, gym (work out area) and storage, which is 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 subject outbuilding on 12 Langley Crescent:

12 Langley Crescent is located on the RHS of 14LC and benefit from large rear garden. The subject outbuilding has been constructed along the shared boundary near the end of the garden.

Subject outbuilding have a low roof with the eaves height of 2.75m , which minimises any impact on private amenities of 12 Langley Crescent. Further, 14LC is located on the North of 12 Langley Crescent so the orientation of the properties is such that the subject outbuilding does not have any adverse impact on private amenities of 12 Langley Crescent.

Impact of subject outbuilding on 16 Langley Crescent (Referred as 16LC):

16LC is located on the LHS of 14LC and benefit from equally large rear garden. There is a 2.8m shared alley between 14LC and 16LC so the subject outbuilding doesn't have any impact on private amenities of 16LC.

Impact on Street Visual amenities:

14LC benefit from a large rear garden and subject outbuilding has been constructed near the end of the garden, which will not be readily visible from the street. So it doesn't have any adverse impact on street visual amenities.

Conclusion

Due to the above reasons i.e.

- a) the subject outbuilding doesn't have any detrimental impact on either neighbouring properties
- b) its siting at the end of garden, which is not visible from the road and does not have any impact on the street scene,

applicant request the consent for proposed outbuilding.