

SUPPORTING STATEMENT

Planning Application for Proposed Outbuilding

Site Address: 45 Hamilton Road, Hayes UB3 3AS (Referred to as 45HR)

Proposal: Construction of a single-storey outbuilding (including the demolition of the existing outbuilding) for use as a home office and gym.

1. Overview

The subject property is located on the northern side of Hamilton Road and comprises a semi-detached house with accommodation over three floors. The character of Hamilton Road is predominantly defined by semi-detached properties, many of which have been extended and include outbuildings at the rear. These outbuildings contribute to the established pattern of development along the street.

The proposal seeks to construct a new single-storey outbuilding to be used as a home office and gym, replacing the existing structure. The proposed development is designed to remain ancillary to the main dwelling and will not be used as a separate self-contained unit.

2. Intended Use of the Proposed Outbuilding

The proposed outbuilding will serve solely as a home office and gym, providing additional functional space for the occupants. The structure will remain incidental to the main dwelling and will not be used for residential accommodation, ensuring compliance with planning policies regarding ancillary buildings.

3. Impact on Neighbouring Properties

3.1 Impact on 43 Hamilton Road (43HR)

- 43HR is the adjoining property and benefits from an existing outbuilding along the shared boundary.
- The proposed outbuilding will align with the existing outbuilding at 43HR, ensuring a consistent roof profile and scale.
- The dual-pitch roof design will match that of 43HR's outbuilding, with a maximum ridge height of 3.6m, maintaining visual harmony.
- Given the similarities in footprint, scale, and roof profile, the proposed outbuilding will have no adverse impact on 43HR's private amenity.

3.2 Impact on 47 Hamilton Road (47HR)

- 47HR is situated to the right of 45HR and is separated by a shared alleyway.
- The property features a large rear garden, and the proposed outbuilding will be positioned near the rear boundary, leaving substantial private amenity space.

- The outbuilding will have an eaves height of approximately 2.22m and a maximum ridge height of 3.6m, minimizing its impact on the neighbouring property.
- The separation distance and modest height ensure that there will be no significant overshadowing, overbearing effect, or loss of privacy to 47HR.

4. Impact on Street Scene and Visual Amenity

- The proposed outbuilding will be positioned near the rear boundary of 45HR's garden and will not be readily visible from the public highway.
- The structure will not alter the established character of Hamilton Road or negatively impact the overall streetscape.
- The materials and design will be in keeping with the surrounding residential environment, ensuring a high-quality appearance that integrates well with the existing context.

5. Conclusion

The proposed outbuilding has been carefully designed to ensure that it: (a) Does not have any detrimental impact on neighbouring properties. (b) Maintains a similar footprint and height to the existing outbuilding at 43HR. (c) Is located at the end of the garden, minimizing any impact on the street scene. (d) Features a low eaves height of 2.22m and a maximum ridge height of 3.6m, mitigating potential visual intrusion.

Given the above considerations, the proposed outbuilding will not adversely affect the private amenities of neighbouring properties or the visual character of the street. The development will provide much-needed space for a home office and gym, enhancing the quality of life for the occupants of 45HR.

We respectfully requests planning consent for the proposed outbuilding.