

Supporting Statement

Site Add: 195 Woodrow Avenue Hayes UB4 8QR (Referred as 195WA)

Overview:

The subject property is located on the North-Western side of Woodrow Avenue. The property is an End of Terrace house with accommodation over 2 floors. The street scene on the Woodrow Avenue is set by terraced properties on either side of the road. Many properties on Woodrow 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 proposed single storey outbuilding.

Supporting statement:

The proposal is to construct a single storey detached outbuilding under a flat roof at 195 Woodrow avenue. Maximum height of proposed outbuilding is 2.5M. 195WA and adjoining property 193 Woodrow avenue both benefit from long rear gardens. The proposed outbuilding will be located at the end of the rear garden.

195WA is a 2 bedroom end of terrace house and since COVID working from home became a norm. The proposed outbuilding will provide much needed space for Home office and a place to work out.

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 on 193 Woodrow Avenue:

193WA is an adjoining property to 195WA. Both properties benefit from long rear garden. The proposed outbuilding will be constructed at the end of garden thereby leaving a lot of useable of amenity space for 193WA.

Further the outbuilding has been proposed with a low flat roof, with maximum height of 2.5m which doesn't create any overshadowing or overbearing impact on private amenities of 193WA.

Considering the following:

- a) Both 195 and 193WA benefit from large rear garden
- b) Proposed flat roof of the outbuilding is low (with maximum height of 2.5M)

It is safe to conclude that proposed outbuilding will not have any adverse impact on private amenities of 193WA.

Impact on 197 Woodrow Avenue:

There is a shared alley between 195 and 197 Woodrow avenue (197WA), which is more than 2m wide. So the proposed outbuilding is set more than 2m away from the garden of 197WA.

Further, the flat roof of 195WA will be 2.375m towards 197WA thereby eliminating any overshadowing or overbearing impact on private amenities of 197 Woodrow Avenue.

Considering the following:

- a) Both 195 and 197WA benefit from long rear garden
- b) Proposed outbuilding will be set more than 2m away from the rear garden of 197WA.
- c) Proposed flat roof of the outbuilding is low (with maximum height of 2.375m)

It is safe to conclude that proposed outbuilding will not have any adverse impact on private amenities of 197WA.

Impact on Street Visual amenities:

195WA benefit from a long 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 following 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,
- c) most importantly, the proposed outbuilding will substantially improve the lifestyle of the occupiers,**

applicant request planning department to approve the proposal.