

Supporting Statement

Site Add: 43 Swan Road West Drayton UB7 7JZ (Referred as 43SR)

Overview:

The subject property is located on the Eastern side of Swan Road. The property is a Semi-detach 3 Bedroom House with accommodation over 2 floors. The street scene is set by Semi-Detach houses on either side of the road. Many properties on Swan Road have been extended which makes an integral part of street scene.

Proposed Development:

This supporting statement has been prepared in support of proposed development of Single storey Rear Extension and single storey out building to be used for recreational purpose, ancillary to the main dwelling house.

Important: This application follows the same footprint of previously approved application (Planning ref: 75581/APP/2020/1519). Client couldn't commence construction due to COVID-19 and subsequently due to some family medical problems. Client is now in position to execute the proposed development.

Supporting statement:

Rear Extension

43SR is semi-detach house which is joint with 41 Swan Road (41SR) and has a Walkway in between with 45 Swan Road (45SR).

Both neighbouring properties benefit from rear extension. 41SR benefit from an existing rear extension which is full width single storey along with part double storey. The proposed extension at 43 Swan road will extend 2.7M more than the existing Rear Extension of 41SR. The proposed Rear extension of 43SR will have a flat roof with the eaves height of 2.8m, which will minimise any impact on private amenities of 41SR.

As mentioned above, 45SR also benefit from single storey rear extension and proposed rear extension of 43SR is away from the 45SR. There is a shared walkway between 43SR and 45SR, so the proposed extension will be approx. 1.5m away from 45SR. This distance and the orientation of 43SR eliminated any impact on the private amenities of 45SR.

Further, the single storey rear extension is behind the main dwelling house and will not have detrimental impact on the street visual amenities.

So considering that the proposed extension will not have any detrimental impact on the neighbouring properties and street visual amenities, client seeks the planning approval for the single storey rear extension.

Outbuilding

The proposed outbuilding has been proposed at the end of the garden of 43SR to avoid any negative impact on any neighbouring properties.

Careful consideration has been given to the roof, windows and door design and location. The proposed roof is pitched roof with the front and back slope. All the eye level windows and doors are proposed only on the front elevation with 2 skylights on the rear roof slope. The outbuilding has been set in 500mm from the rear boundary to avoid any overhanging.

So, due to the reason that the proposed outbuilding doesn't have any detrimental effect on either neighbour and due to its siting at the end of the garden, which is not visible from the road, it will not affect the street scene, applicant seeks the planning approval.

The proposed outbuilding will provide much needed space for home gym and activity room for kids thereby improving the lifestyle of the occupiers.

Applicant also confirms that the use of the outbuilding will always remain incidental to the main dwelling house.