

Supporting Statement

Site Add: 22 Southern Cottage, Horton Road Stanwell Moor TW19 6AG

Overview:

The subject property is located on the Western side of Swan Road. The property is a Semi-Detach house with accommodation over 3 floors. The street scene on the Swan Road is set by Semi-Detach and terrace properties on either side of the road. Many properties on Swan Road 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 56 Swan Road. Maximum height of proposed outbuilding is 2.5M.

56 Swan road and both adjoining properties i.e. 54 Swan Road and 58 Swan Road benefit from large rear gardens. The proposed outbuilding will be constructed near the rear boundary of the 56 Swan.

Intended Use of proposed outbuilding

The proposed outbuilding **will only be used ancillary use to the main dwelling house**. The main use of the outbuilding will be **Home Gym/office**. Prevailing COVID 19 restrictions have created a need for working space at home.

Client confirms that the use of outbuilding will always remains 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 54 Horton Road:

Proposed outbuilding is designed in such an away that it is sited away from the shared boundary with low roof, which eliminates any overshadowing or overbearing impact.

Considering the following:

- a) Both 54 and 56 Swan Road benefit from large rear garden
- b) Proposed outbuilding will set near the rear boundary (more than 25m away from the rear elevation wall of 54 Swan Road
- c) Proposed outbuilding will be set 0.9M away from the shared boundary

d) Proposed flat roof of the outbuilding is low i.e. 2.5M

It is safe to conclude that proposed outbuilding will not have any adverse impact on private amenities of neighbour at 54 Swan Road.

Impact on 58 Horton Road:

Ground floor of 58 Swan Road is occupied by CO-OP funeral Directors with residential accommodation on first floor. The proposed outbuilding will be set along the boundary with 58 Swan Road.

58 Swan Road is part commercial/ part residential and benefit from large rear garden. So considering the nature of occupancy of 58 Swan Road and design of proposed outbuilding (with low roof height), it is safe to conclude that the proposed outbuilding will not have any adverse impact on private amenity of 58 Swan Road.

Impact on Street Visual amenities:

56 Swan Road benefit from a 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 all of the above 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,

applicant request you to approve the proposal.

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.