

Supporting Statement

Site Add: 58 Blacklands Drive Hayes UB4 8EX (58BD)

Overview:

The subject property is located on the Eastern side of Blacklands Drive. The property is a Semi-Detach 3 Bedroom house with accommodation over 2 floors. The street scene is set by Semi-Detach properties on either side of the road. Many properties on Blacklands Drive have been extended and benefit from large rear extension, which make an integral part of street scene.

Proposed Development:

This supporting statement has been prepared in support of proposed large single storey rear extension.

Supporting statement:

The proposal is to construct a large single storey rear extension at 58 Blacklands drive. There is a shared drive between 58BD and 56BD which leads to pair of garages. Proposal consists of demolition of garage of 58BD thereby creating additional amenity space for the residents.

Impact on neighbour's amenity

Impact on 56 Blacklands drive:

56BD already benefit from a large single storey rear extension. The proposed rear extension of 58BD will sit more than 3M away from 56BD therefore the proposed extension will not have any bearing on the private amenity of 56BD. The proposed extension will have a flat roof so it will not create any overshadowing in the garden of 56BD.

So, it is safe to conclude that proposed extension will not have any impact on the private amenities of 56 Blacklands Drive.

Impact on 60 Blacklands Drive:

Both 58 and 60BD benefit from large rear gardens. With low fence between the properties. The proposed extension has been designed with flat roof, which is low, to minimise any impact on private amenities of 60 BD.

Impact on Street Visual amenities:

Proposed single storey rear extension will be constructed right behind the house which will not be readily visible from the Blacklands Drive. So, it will not have any adverse impact on street visual amenities.

So, due to the above reason that the proposed single storey rear extension doesn't have any detrimental effect on private amenities of either neighbour and due to its siting at the rear of the dwelling house, which is not visible from the road, it will not have any effect on the street scene, applicant seek the planning consent for the proposal.