

Supporting Statement

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

Overview:

The subject property is located on the Eastern side of Blacklands Drive. The property is a Semi-Detach house with accommodation over 2 floors. The street scene is set by Semi- detached houses on either side of the Blacklands Drive. Many properties on Blacklands Drive have been extended and benefit from outbuildings at the end of the gardens, which makes and integral part of street scene.

Proposed Development:

This supporting statement has been prepared in support of Construction of outbuilding, at the end of garden of 58BD, to be used for Home Office and Home Gym.

Supporting statement:

58BD, is a semi-detached property, benefit from a small conservatory and a garage. The proposal is to construct an outbuilding at the end of the garden and demolish existing garage.

To support the proposal, we assess the impact of proposed outbuilding on the neighbouring properties and street amenities, which is as follows:

Impact of Proposed outbuilding on 56 Blacklands Dr (on RHS):

56 Blacklands Dr is located on the RHS of 58 Blacklands Dr. Both properties benefit from large rear gardens.

Considering the following:

- a) Proposed outbuilding will be located at the end of the garden of 58BD
- b) 56BD is located on the Southern side of 58BD so the proposed outbuilding will not have any overshadowing impact on the private amenities of 56BD.

It is safe to conclude the proposed outbuilding will not have any detrimental impact on the private amenities of 56BD.

Impact of Proposed outbuilding on properties on 60 Blacklands Drive (60BD):

60BD is an adjoining property, which benefit from a large rear garden. The proposed outbuilding will be located along the end of garden of 60BD.

The proposed outbuilding of 58BD will have pitch roof (front to back). The pitch roof has been carefully designed with low eaves height of 2.3m thereby eliminating any adverse impact on the private amenities of 60BD.

Impact of Proposed outbuilding on Street visual amenities

58BD benefit from a large rear garden. The proposed outbuilding is proposed at the end of the garden which will not be readily visible from the Blacklands Drive. So it will not have any detrimental impact on street visual amenities.

Proposed use of Outbuilding:

The proposed outbuilding will provide much needed space for home office and a place to workout at home and in turn will improve the life style of occupants of 58BD.

To avoid any doubts, Applicant confirms that the use of the outbuilding will always remain incidental to the main dwelling house and will never be used as a self-contained unit.