

Supporting Statement

Site Add: 52 Micawber Avenue Uxbridge UB8 3NZ (referred as 52MA)

Proposal: Construction of Single storey outbuilding

Overview:

The subject property is located on the Eastern side of Micawber Avenue. The property is a detach bungalow with accommodation over 2 floors. The street scene on the Micawber Avenue is set by detach properties on either side of the road. Many properties on Micawber Avenue have been extended and benefit from outbuildings in the gardens which makes an integral part of street scene.

Supporting statement:

52MA and adjoining property i.e. 50 Micawber Avenue benefit from large rear gardens. The proposed outbuilding will be set 5m away from the shared boundary. Considering the location of proposed outbuilding of 52MA and surrounding properties, it is safe to say the proposed outbuilding will not have any adverse impact on neighbour's private amenity and will blend in the wider area.

Client expresses the intended use and assess the impact of proposed outbuilding on neighbouring properties underneath:

Intended Use of proposed outbuilding:

The proposed outbuilding will only be used for storage, 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 of proposed outbuilding on 50 Micawber Avenue (Referred as 50MA):

50MA is located on the RHS of 52MA and benefit from large rear garden. The proposed outbuilding will be constructed 5M away from the shared boundary. Further the proposed outbuilding will have hip roof which will have low eaves height.

Considering the location of proposed outbuilding and roof profile, it is safe to conclude that outbuilding will not have any adverse impact on neighbour's private amenities.

Impact on Street Visual amenities:

52MA 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 the above 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,

It is safe to conclude the proposed outbuilding complies with council's guidelines and will not have any adverse impact on any neighbours. Hence, applicant request the consent for proposed outbuilding.

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.