

Supporting Statement

Site Add: 13 Charville Lane Hayes UB4 8PH (referred as 13CL)

Overview:

The subject property is located on the Northern side of Charville Lane. The street scene of Charville Lane is set by mix of semi-detach and Detached houses. A lot of properties on Charville Lane has already been extended which makes an integral part of street scene.

Subject property is detached house with accommodation over 2 floors. Site occupied a large plot and benefit from reasonably large rear garden.

Proposed Development:

Single storey outbuilding at the rear of Subject site.

Supporting statement:

The proposal is for single storey detached outbuilding, with a flat roof, to be built at the end of garden of 13CL. The proposed outbuilding will be used as a Home office/gym and store.

The proposed outbuilding has been designed in such a way that it will not have any detrimental impact on any neighbours. Impact assessment has been done below:

Impact of Proposed outbuilding on 13A Charville Lane (Referred as 13A CL)

13A CL is locate on the Right-hand side of 13CL and benefit from equally large rear garden.

Proposed outbuilding of 13CL will be:

- a) Located along western boundary of the 13A CL
- b) located at the end of the garden of 13CL
- c) constructed with low eaves height of 2.2m and maximum roof height is 2.5m

therefore, the proposed outbuilding will not have any overbearing or create any adverse impact on the private amenity space of 13A C.L

Impact of Proposed outbuilding on 11 Charville Lane (Referred as 11CL)

11CL is locate on the Left-hand side of 13CL and benefit from similar size rear garden (as of 13CL). 11CL benefit from an outbuilding at the end of the garden.

Considering:

- a) there is a wide access road between 13CL and 11CL.
- b) Proposed outbuilding of 13CL will set away from the boundary facing 11CL.
- c) Proposed outbuilding will have flat roof with low eaves height

It is safe to conclude the proposed outbuilding will not have any adverse impact on private amenities of 11CL.

Impact of Proposed outbuilding on Street visual amenities

The proposed outbuilding will be set the end of the large rear garden, of 13CL, which will not be readily visible from street so it is safe to say the proposed outbuilding will not have an adverse impact on the street visual amenities.

Living standards of occupants:

The proposed outbuilding will provide much needed space for home office/Gym and store.

This outbuilding will substantially improve the living standard of occupants of 13CL.

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