

SUPPORTING STATEMENT

NEW ANNEXE AT 85 DENHAM WAY, MAPLE CROSS
WD3 9SL

22 January 2024

1.0 SITE DESCRIPTION

The application site is at 85 Denham Way, Maple Cross and contains one semi-detached two storey dwelling house and a detached garage.

The site is located in an area identified as a Secondary Centre, a Landscape Character area, and borders the Metropolitan Green Belt and an area of open space used as a recreation area.

The site is not within a conservation area (designated as Article 2(3) land in The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended) and is not within an area covered by an Article 4 direction.

The existing dwelling has a dual pitched form and is finished in multi-red brick and pebble dash render. It is set back from the driveway with space for 4 or more vehicles. There is also a detached garage which is currently used as a store.

Boundary treatment with neighbour No.87 is a thick hedge at approximately 2m. With neighbour No.77 boundary treatment is a 1.8m close board fence covered with dense foliage.

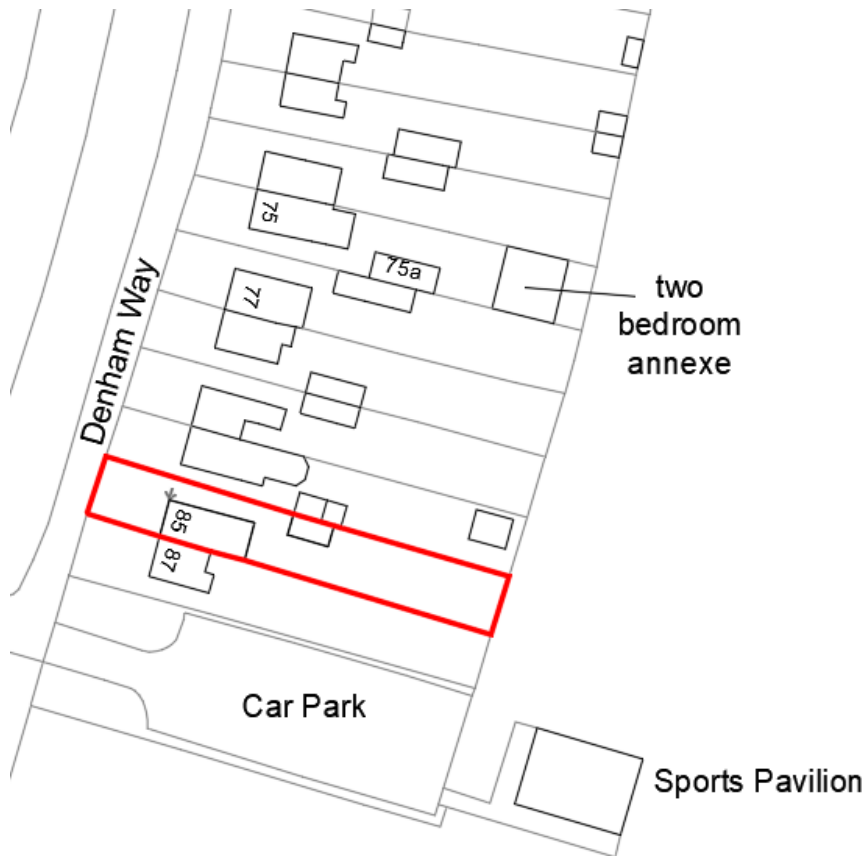
2.0 RELEVANT PLANNING HISTORY

There is one planning application associated with this site as follows: -

09/0511/RSP | Retrospective Application: Single-storey rear extension Approved 8 July 2009

There is a similar outhouse at the neighbouring property at 75 Denham Way. This was given approval in 2020 planning reference 20/1740/FUL. **No.75** is shown on the location plan see below and can be seen from the first-floor window of No. 85- see Appendix for photo. The outhouse at No 75 is larger than the one proposed and has two bedrooms.

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3.0 PROPOSAL

3.1 Use

This application seeks full planning permission for the construction of detached annexe. The annex would serve as separate self-contained habitable accommodation. The proposal is for the applicant's son who has recently moved back into the family home and who needs his own space. The building would have one bedroom, and would contain a shower room, and a kitchen/dining room.

3.2 Position

The proposed outbuilding will be located towards the rear of the application site, set off the rear boundary by 1.0m. It will be located centrally within the plot, set off 0.85m from either adjacent boundary. The building does not have its own vehicular access. No subdivision of the site is proposed and no separate parking or amenity space provision is proposed to serve the annexe. The proposed building sits on the site of a previous outhouse since demolished (see photographs in appendix 1 which show the foundation slab still in place).

3.3 Appearance

The annexe will have a pitched roof with an eaves height of 2.56m and a ridge height of 3.1m. The walls of the building will be finished with dark grey or black coloured boarding to blend in with the dark coloured foliage at the rear of the site. The roof would be carried forward of the front wall by 500 mm for shelter and privacy. The roof will be finished with a PVC roof membrane or roofing felt.

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The front western elevation facing the garden will have double doors and one window. There are high level windows on the side elevation and two small windows at the rear. The high-level windows at the sides will have a sill 1.65m from the floor.

3.4 Size

The Annexe will have a depth of 6.525m and a width of 5.85 m

In terms of size and scale the proposed garden room is subordinate to the dwellinghouse for the following reasons: -

- The proposed garden room is single storey with a footprint of 38.5 m² and an internal floor area of 30 m², whereas the dwellinghouse is two-storey with a floor area of 128m² (measured to the external walls). The garden room is modest in size, suitable and appropriate for the domestic setting of the proposed functions.
- The garden room is only 2.85m high to the eaves above natural ground level so is also substantially lower in height than the existing building.

3.5 Design and impact on neighbouring properties.

The modest size and scale of the proposed development mean that the application will not be excessive in relation to adjacent properties or to the general street scene. Despite the increase of built form, a rear garden of approximately 170sqm would be retained. Further, the annex would be sited approximately 25m away from the rear elevation of the existing dwelling. It would also be centrally located within the plot, set off all adjacent boundaries. Therefore, sufficient amenity space would be retained to prevent there from being overdevelopment within the site.

Views into the site from the recreation ground are restricted by foliage and a large tree close to the rear boundary.

4.0 BIODIVERSITY

4.1 No protected species or biodiversity interests will be affected as a result of the application. Most of the land on which the new building will be sited is currently covered by a concrete slab. As noted in the planning officers report for the application at No. 75 Denham Way, the Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further surveying work being undertaken.

4.2 Trees

There are no Tree Preservation orders on or next to the site. The branches of tree on the recreation ground, overhang the boundary however the ground in this area is already covered by a concrete slab so that the root protection area will be unaffected by the proposals.

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APPENDIX 1

PHOTOGRAPHS



above: The rear elevation and garden of the existing house



Above: The rear garden looking towards the recreation area. Views into the site are limited by trees and foliage.

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Above : The rear garden – the new building will be located on the site of a previous outhouse and since demolished. The foundation slab and some brickwork remains.



Above: View of the rear boundary fence and tree taken from the recreation ground in winter

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Above left: View of the sports pavilion. The window looking out from the pavilion is obscured by a hedge.



Above right: View from the first floor window of No 85 to the annexe in the garden of No 75