

## DESIGN AND ACCESS STATEMENT FOR PROPOSED EXTENSIONS TO NUMBER 9 GORDON CLOSE, OLD MARSTON, OXFORD



### The Locality & Site, and Planning History:

9 Gordon Close is one of a pair of semi-detached houses thought to be built in the late 1950s on an estate of similar houses. Due to extensions at numbers 5 and 7 it has actually become a terrace. It is on a good sized wide plot which is on a corner. The house has a garage and lean to shed to the side and a conservatory to the rear. There are 2 reception rooms and separate kitchen to the ground floor and 3 bedrooms plus a bathroom to the first floor. There is an enclosed garden to the rear and apart from the shed already mentioned, there is one more shed and a green house. There is no real off-street parking as the driveway has an awkward design. The garage is a little short for parking in and has been used for storage purposes only in recent times. The house is on the corner of Gordon Close and Broughton Close. Broughton Close has similar style dwellings built very slightly later.

Gordon Close is within Old Marston and not within a conservation area. It forms a cul-de-sac off the Oxford Road but with access to Broughton Close. Broughton Close and Gordon Close are made up of semi-detached houses built in the 1950s and 1960s. Many of the occupants have lived on the closes for many years. Most of the houses have been extended, many of which with side extensions. Number 11 to the other corner opposite has been extended two storey to the side. There are local shops on the nearby Old Marston Road and slightly further afield on Salford Road. There is a corner shop and post office on the Marston Road. There local primary schools are St. Nicolas Primary School on Raymond Road and St. Michael's First School on the Marston Road. A medical centre has recently opened up on Old Marston Road. There are good local bus services along the Oxford Road and Marston road within a 2 minute walk from Gordon Close. Regular buses serve the JR Hospital, Oxford city centre and Abingdon. Gordon Close is not within a CPZ though one has been approved and will come into force soon.

Number 9 Gordon Close is on a good corner plot with nearly 5 metres to spare adjacent to the house. This is currently occupied by the garage and lean to shed structure. A 1.8 metre high fence borders the pavement on Broughton Close. The rear garden measures approximately 8.5 metres from the back of the conservatory or 11 metres off the back of

the original house. The front garden area is also of reasonable size, though it's corner is cut off such that it is not possible to park practically in front of the garage. There are some awkward gates and level changes within the front garden.

In terms of Planning History, apart from the original consent dating back to 1956, there are three registered applications that relate to the property. These are 19/02793/FUL & 19/01836/FUL for proposals applied for by Digby Architectural and prior to this 18/02315/FUL, for proposals by another Architectural designer. These applications all related to subdivision of the plot and two of which have had appeal's lodged against them. Unfortunately both were dismissed.

The reasons for refusal raised on 19/01836/FUL, were as follows:

1 The proposal, because of its scale, proximity to Broughton Close and small gardens would result in an overly cramped development that would be overly prominent in the streetscene to the detriment of the grain of development in the surrounding area and visual amenity of surrounding area. The proposal is therefore contrary to policies CP1, CP6 and CP8 of the Oxford Local Plan, CS18 of the Core Strategy and HP9 and HP10 of the Sites and Housing Plan.

2 The proposal would result in the loss of amenity space to the existing family sized dwelling and a poor quality amenity space to the proposed dwelling to the detriment of the amenity of the occupiers contrary to policy HP13 of the Sites and Housing Plan.

### The Proposal:

The current house which has 3 bedrooms and is of family size (98 sq. metres), though this includes the conservatory which has issues of being cold in the winter and overheating in the summer. The house is occupied by a larger than average family and as such living conditions are cramped for its occupants. The house needs refurbishing and improving. It was originally the intention on applying for consent for subdivision such that the family could get some further separation but now it is the idea to enlarge the space such that it can become a comfortable home for all the family.

Proposals relate now to part single storey/ part two storey side and rear extensions. The extensions will result in an additional bedroom and study as well as increased living space on the ground floor.

Of the 2 reasons raised above that resulted in refusal of the subdivision project, the second is no longer relevant.

Point 1 raised is still somewhat relevant however there have been some changes proposed to the external shell that should help alleviate issues. Also the fact that it is no longer the intention to subdivide will help alleviate issues further. Gardens will no longer be small and occupancy will be down on what it could have been.

Having spoken to both the Planning Officer, Ms. Sarah Orchard and the Planning Consultant, we have made some changes to the bulk of the shell. Firstly the side wall will be 1.2 metres off the pavement edge to Broughton Close (previously 1m). Secondly the first floor level proposals have been set back further off the frontage now 2.2 metres off the frontage whereas previously 1 metre. Furthermore the double height bay windows have been removed. It was really the perception of enclosure upon entering Broughton Close that was the biggest issue rather than any enclosure further back onto the site. This should now be improved by the 3 changes discussed above. It is also important to point out that number 11 to the opposite corner has two storey extensions that are 1 metre off the pavement and 0.8 metres off the frontage.

Outside, at the front it is intended on sorting out the level issues in the frontage area such that it will be easy to accommodate a parking space off road via. the existing dropped kerb. The access will be widened but this will not require changes to the dropped kerb. It will also be possible to accommodate some planting. There will be a low level brick wall of 1 metre height- right the way along the side of the property onto the pavement of Broughton Close. This as opposed to the current 1.8 metre high fence will represent an improvement in terms of enclosure on the corner and it will replicate what has been created across the road at number 11.

Materials used would match those on the main house. Walls would be in red/ orange facing bricks. Roofs in brown concrete interlocking tiles and windows and doors in either UPVC or powder coated aluminium. Driveways would be constructed out of SUDS compliant block paving.

#### Daylight and overlooking:

In terms of loss of daylight, there will be no issue resulting in loss of daylight into any other property. The extensions are to the side and rear of the property away from the neighbouring properties. Loss of daylight was not considered to be an issue upon determination of 19/02793/FUL or 19/01836/FUL. The external forms are similar in bulk/ slightly reduced. The first floor element is a distance away from the rear bedroom at number 7. It is also a distance away from the annexe at number 1 Broughton Close.

Overlooking will not be a problem either. To the side facing Broughton Close there will only be a bathroom window at first floor level. There is some potential of overlooking the private spaces at the back of number 11 Gordon Close but with an obscure glazed window there will be no issue here. There will also be some potential of overlooking beyond the gardens at number 9 Gordon Close into number 1 Broughton Close. Any overlooking however would be affecting the front garden only and the front garden isn't private as it stands. Overlooking was also not considered to be an issue upon determination of 19/02793/FUL or 19/01836/FUL.

#### Precedents:

There have been a number of recent extensions to dwellings including those on or close to corners. In fact it is starting to become the norm on every corner plot in Oxford. Often the

extensions are positioned well in front of the established building lines and these developments are creating a sense of enclosure on all corners. The proposed development would be no worse than the average development in this respect. As for two storey side extensions, 10 out of the 20 houses on Gordon Close itself have had two storey side extensions erected.

#### Access:

There is currently an off road parking space for the house although this is awkward and hard to use. It is proposed to improve upon the access via an enlarged opening and one level frontage such that it will be easy to park a car off road. There is a garage but it has not been used for a while and is quite small for a modern car. It is not possible to park in front of the garage. One proper off road car space is to be provided. It will be an improvement upon the current situation. There are some houses in the neighbourhood with no provision for off street parking and there is not a parking issue furthermore the new 2036 Local Plan suggests that no more than one off street parking space is to be provided for a property within the city.

The property is in a highly sustainable location with the good bus service as mentioned above but also cycle tracks and routes through University Parks into the city centre. In addition to parking proposals will allow for a suitable space to accommodate bins and the shed will be retained within the garden which provides for adequate bicycle storage.

Handrails and door handles to new doors will be shaped for ease of grip and, along with light switches and socket outlets, will be positioned between 450 and 1200 high for ease of reach.

There will be a ground floor WC provided which will be part m compliant such that it will be suitable for wheelchair access. This is an improvement on the existing.

#### Sustainability:

The proposed dwelling is to be built to a good standard in order to comply with the building regulations with insulation standards. Also proposed works to the existing dwelling would be of good standard and improve the situation in terms of insulation standards.

The contractor will be encouraged to responsibly source, local materials and use energy efficient lighting. He will also be advised to show a commitment to employ the best practice, site management principles.

The existing shrubs that are on the site in the gardens are to be retained with additional planting used to enhance the ecological value of the site wherever appropriate as shown on drawings. Our clients intend on providing additional planting to the residential garden areas upon completion.

The health and well-being of the residents will be satisfactory by the provision of adequate levels of daylight, sunlight, lower heating bills due to good levels of insulation and further visual improvements to private external space.

Basic building elements of construction will be from responsibly sourced materials as will finishing elements and a Green Guide for Housing Specification rating of 'A' will be strived for in all building elements.

#### Tree Survey, Arboricultural Statement:

This was deemed unnecessary as no trees or bushes are to be affected by the proposals.

#### Rights of Way and Countryside Access:

There are no rights of way that are affected by the proposals and no change to, or obstruction of walking, cycling and riding resources or countryside access.

#### Flood Risk Assessment:

According to Environment Agency's flood risk maps, the property does not lie within areas of flooding from rivers or sea without defences or areas of extreme flooding.

#### Crime and community safety:

Alterations to the existing house and provision of an extension on the corner are expected to have a positive affect on community safety. This is due to increased levels of natural surveillance onto the pavement/ less high fences etc.

#### Biodiversity:

We believe that this is not applicable to this project.

#### Heritage Statement:

We believe that this is not applicable to this project.

#### Foul Water:

The property is currently served by the local authority drains. A new drainage connection for the existing dwelling has been indicated on the plans.

#### Surface Water:

Surface water would be taken to a soakaways at the front of the property. All hard surfaces would be SUDS compliant. The parking spaces would be finished in SUDS compliant block

paving with open joints on a Geo textile membrane for sand retention on 100mm type 1 granular subbase on subsoil.

Paved/ path areas would be in paving with open joints for soakage.

#### Landscaping Details:

These have been indicated on the site plan. Species of plants etc. Specification of paving etc. to follow at conditions stage if required.

#### Conclusion:

To conclude, the proposed alterations have been carefully designed in a way such that they should complement/ enhance the appearance of the existing house and character of the locality. There will be a change to the street scene but this will be comparable to changes that have been implemented to neighbouring properties and the current arrangement with fences directly onto the pavement is not too attractive. There should be no overlooking and the proposed alterations/ extensions should not affect the amenity levels of the neighbouring houses. My clients wish to improve the house for their own benefit. They intend on residing in the property for the long term.