

DAYLIGHT, DESIGN AND ACCESS STATEMENT

Extensions to the front, side and rear and a loft conversion with dormer to the rear of:

23 Raymund Rd, Oxford OX3 0SW



Context: The property is one of a pair of semi detached houses built around the 1940s. The site is on Raymund Rd between Arlington Rd and Cavendish Rd. The dwellings on these roads are part of an Estate of similar properties, all built around the same time. They are in a highly accessible location, close to the B4495 (Cherwell Drive) and the arterial A40 where it passes Marston and Northway. As such, this area is very well served by public transport into Oxford City Centre as well as more local amenities, including shops, schools and the John Radcliffe Hospital, which employs many of its staff from this area.

The dwelling itself is set back from the pavement by approximately 6.5 metres. The plot has a total depth of around 36 metres and a width of around 9 metres.

Planning History:

19/01682/FUL This application was refused in 2019 for the following reasons:

Because of its flat roof and full height Juliette opening to the front of the proposed side extension and its excessive (9.8m) projection to the rear on the ground floor the proposed extensions would represent a form of development that would fail to reflect the prevailing character, pattern and form of surrounding development and would appear as a visually jarring and incongruous form of development, to the detriment of visual amenity and the character of the area, contrary to the aims of Policies CP1 and CP8 of the adopted Oxford Local Plan 2001 -2016 , CS18 of the Core Strategy, HP9 of the SHP and DH1 of the Local Plan 2036

20/01752/FUL This application was refused in 2020 for the following reasons:

Because of its unusual void element facing towards the street, the forward part of the proposed side extension would introduce an unusual and visually discordant element in to the street scene that would fail to reflect the prevailing form and character of development in the area, whilst because of its height, proximity to the front wall, its position to the side of the house and the existing side extension at the neighbouring property, the proposed side extension as a whole would create a terracing effect that would fail to reflect the prevailing pattern and character of development in the area and would represent a form of development that would appear as a visually incongruous addition to the street, to the

detriment of visual amenity and the character of the area, contrary to the aims of Policy DH1 of the Oxford Local Plan 2036.

There are no other records of applications having been submitted in respect of this property on the Council's website.

The proposal: The house currently has three bedrooms, a first floor bathroom, hall, lounge, dining room, kitchen, rear lobby and detached studio space. There is a driveway to the side of an impractical width to be used as such, although there is parking available forward of this, accessed via an existing dropped kerb, crossover and gates. Many of the areas are in a poor state of repair and the original outdated design is not suitable for modern living, particularly the rear lobby, which impedes access to the garden and unnecessarily divides the immediate amenity spaces in two. The cramping result reduces the enjoyment of the dwelling and its relationship with the amenities.

It is proposed to demolish the rear lobby and open the rear parts of the ground floor into an extended space. It is also proposed to extend sideways into the 'dead area' of the old driveway, allowing for additional storage for cycles and household items, as well as providing a W.C. on the ground floor. A porch would also be added.

On the first floor the smallest bedroom is reduced further to create an en-suite to one of the other bedrooms and a staircase to the converted loft. This accommodates a new third bedroom bringing the total back to three, and a further en-suite bathroom.

The proposals are intended to suit the Applicants' needs and bring the accommodation up to 21st Century living standards with larger open plan living space and additional facilities. The concerns of the previous refused applications have been addressed by retaining distance between the house and studio and, where applicable the design has been made subservient, with set backs etc. to reduce the visual impact and bulk of the external walls and roof. The previously-proposed flat roof and Juliette to the front has been removed and the loft conversion has been designed to accord with Permitted Development rules and not to extend into the roof of the new extension, which would have insufficient head height. The terracing effect at first floor level has been removed.

The retained rear garden would be just under 19 metres in length and parking would be unaffected by the proposals. External materials would all be to match or compliment the original house, using brick for the porch and painted render elsewhere.

Daylight assessment: First floor extensions have been designed in a way such that they are well clear of any imaginary 45 degree lines from windows into habitable rooms of neighbouring properties.

Access: Vehicle parking remains unaffected. Motorcycle and cycle parking is increased by the proposed cycle store. Bins are to be stored under the canopy outside the cycle store, or in the store itself.

Sustainability: The extensions will be built to a good standard and the property will be fully compliant with, or exceed the latest Building Regulations 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 best practice and site management principles.

Existing planting in the back garden is to be retained, with additional planting used to enhance the ecological value of the site wherever appropriate.

The health and well being of the occupants will be improved by the provision of adequate levels of daylight, sunlight, lower heating bills due to additional 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.

Arboricultural Statement: There are a couple of small trees on site towards the end of the garden but they are a fair distance away from the proposals and are not within falling distance of the proposed extension.

Rights of Way and Countryside Access: We are not aware of any rights of way that are affected by the proposals and there is 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 appear to 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 are not expected to have either a positive or negative affect on community safety.

Biodiversity: We believe that this is not applicable to this project as the area of the proposed extensions is already hard paved or built upon.

Heritage Statement: We believe that this is not applicable to this project.

Foul Water: The property is currently served by the local authority drains. No change here is proposed.

Surface Water: Surface water would be taken to a soakaway at the rear of the property, unless agreed differently with Building Control. At the front of the property all hard surfaces are as existing. Should they get replaced they will be SUDS compliant. Block paving would be provided with open joints.

Conclusion: To conclude, the proposed extensions have been carefully designed in a way such that they should compliment/ enhance the appearance of the existing house and should not alter the character of the locality. There should be no overlooking and the proposed alterations/ extensions should not affect the amenity levels of the neighbouring houses. The Applicants wish to improve the house for their own benefit. They intend on residing in the property for the long term.