



Design & Access Statement

Site: 49 Lonsdale Road, Oxford, OX2 7ES

Applicant: Mr & Mrs Sperrin

Proposal:

Single and two storey rear extension.

The proposal seeks to construct a single and two storey rear extension of similar scale to that of the immediate neighbour, no. 47. A hip-to-gable loft extension and conversion is also proposed to be built under Permitted Development Rights. This is shown on the drawings but labelled as being submitted under a separate CLUP (Certificate of Lawful Use Proposed) application.

In relation to the neighbouring extension, what is proposed is of similar scale. The extension, both ground and first floor, has been set out to avoid breaching any 45-degree line from the neighbour's windows. It is highlighted that the scheme does not breach the horizontal 45-degree lines and is therefore smaller than an extension which would fit within the overall 45-degree horizontal line and the 25-degree vertical line.

The extension is on the north side of the houses and therefore limits any impact on the neighbours in relation to loss of direct sunlight. The proposed scheme would not impact on the sunlight afforded to any neighbours' habitable windows.

The existing house is rendered, with tiled roof, and this aesthetic is to be continued in the proposed extensions. The ground floor extension will have a lower pitch than the main house, however, this is to reduce its 'bulk' and to allow it to fit below the existing first floor windowsill levels.

The extension will be built entirely within the owners boundary, with no overhang of rainwater goods.

The rear garden/plot of no.49 is generous and therefore this extension does not impact on the quality of amenity space retained, or indeed result in any sense of overdevelopment.

Parking provision is unchanged, with the number of bedrooms unchanged for this rear extension application.

