

34 Cricket Road, Oxford, OX4 3DG

Demolition of existing kitchen & bathroom extension. Proposed single storey rear extension

Planning Statement to accompany application

The existing property is an end of terrace dwelling built in the early 1900's. It is located on the Southern side and end of Cricket road, near the corner with Howard street in a residential area.

Typical of the era the property consists of three bedrooms on the first floor - two in the core of the property and one small bedroom / Study in the rear outrigger. At ground floor level there is an open plan Lounge / Dining room with the Kitchen contained within the outrigger. The outrigger was extended single storey to the rear to create a bathroom, an online search shows consent for this granted in 1969. The original property was constructed of facing brickwork under Slate tiled roofs. The bathroom extension was constructed from faced concrete blockwork with an Asbestos cement ribbed roof.

The proposals include demolishing the existing dilapidated single storey bathroom structure and constructed a new single storey extension, full width of the original property to accommodate an enlarged Kitchen / Day space. The bathroom will be relocated to the first floor outrigger.

A prior approval application was submitted to construct a 3m high flat roofed, 6m deep extension from both the rear of the house and rear of the original outrigger. Following an objection from the neighbouring property relating to the [3m] height of the new flank wall along the boundary, this application was withdrawn.

Following this submission, we have re-thought the design to look at how the height could be minimised along the boundary with Nr 32. A revised scheme was prepared which includes lowering the brick boundary wall to just above the existing fence line and constructing a pitched glass lean-to roof, sloping away from the boundary line. We carefully drafted the existing window positions and cill heights for Nr 32 and ensured the proposals fall below lines struck at 45 Degrees from the existing side facing Kitchen window, and 25 Degrees from the rear facing Dining room window (Beyond a notional rear/side extension which could be built under permitted development)

The effect of this lowering will allow daylight to enter the courtyard space & windows of Nr 32 and minimise any perceived feeling of overbearing.

From the neighbouring property, the revised scheme would appear as not much more more than a brick boundary wall, which would normally be allowed under permitted development.

The revised plans were shown to the occupants of Nr 32 and were received favourably.

To the southern elevation, viewed from the rear gardens of the property's on Howard street, the proposals are to rebuild the existing Concrete block, monopitch bathroom extension in higher quality facing brickwork, in keeping with the bricks used for the original property. The proposals include for a modest increase in plan area to the south west by 600mm but the height of the extension is significantly reduced, which on balance will lead to an overall improvement to private amenity space of neighbouring properties.

Conclusion:

The proposed application is for a high quality architectural design and seeks to use a quality palette of materials including matching facing brickwork, high performance fineline aluminium windows & doors, and frameless roof glazing.

We have responded to the concerns raised by the neighbouring property and significantly lowered the Flank wall height.

The proposals make use of an otherwise shaded concrete passageway to enlarge their modest Kitchen facilities without taking from the Garden area.

The impact on the neighbouring properties has been carefully considered and the plans demonstrate that the Oxford City Council 25/45 degree rule has been complied with. Whilst there is a slight increase in height over the existing timber fence, this would not be much different to a brick boundary wall which could be built under permitted development. The proposals would not adversely impact on neighbouring properties in terms of overshadowing, privacy or have an overbearing impact.

The proposals are not within an area prone to flooding. New roof & surface water drainage will be dealt with on site by means of sustainable drainage systems to ensure flood risk is not increased outside of the site.

No trees are affected by the proposals, the boundary privet hedge would need to be cut back to the corner of the proposed extension but the current hedge has no arboricultural significance.

Car parking and cycle parking is unaffected. If anything, demand for car parking will be reduced by the loss of the 3rd bedroom.

The proposed development is for an energy efficient extension incorporating high levels of insulation and making good use of sustainable building technologies.

The proposal is a sustainable form of development and therefore in accordance with NPPF.

We hope that we have demonstrated that the design proposals contained within this application are of high quality and appropriate to the site. For a combination of the above reasons, we respectfully urge the planning officer to support this application and grant planning permission.