

Francis Skeete

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Oxford City Council
Oxford Planning Control and Conservation
St Aldate's Chambers
109-1133 St Aldate's
Oxford
OX1 1DS

Ref:

Client: Mrs V Bendall

Address: 9 Mark Road, Headington, Oxford OX3 8PB

Proposed: Erection of single storey rear extension.

ASSESSMENT

This assessment and planning application is to be read in conjunction with the attached plans and notes.

Location of property

The house is a c.1930s semi-detached property with a shared side passage to a rear garage. The property is situated on the North of Mark Road in Headington, we a South facing frontage. Mark Road is located between York Road to the West and Quarry Road to the East.

Existing Features and Materials

The existing building comprises blockwork and rendered masonry construction with a tiled roof and PVC-u joinery. Survey Drawings Existing drawings are provided. Character of Existing Development in the Locality The surrounding buildings are generally of rendered construction with tiled roofs and a variety of joinery styles.

Suitability of Site for Development

The property has been used as a HMO for many years and my client removed the old lean-to rear conservatory and replaced with a single storey rear extension.

The neighbouring property ether side at 7- and 11-Mark Road have similar rear extension to 9 Mark Road had a small extension which was removed to make space for the new extensions to the property.

We therefore feel that the proposed development is suitable on the site. The proposed changes would enhance the living conditions of the client. It would make efficient use of the space. Constraints

There are no major constraints. There is no compromise to rights to light for either neighbour for the rear extension under Appendix 7. Hazards Other than working at height and need for care in respect of material deliveries and carting away debris, hazards would mostly revolve around the construction traffic. This is no different to many streets in Oxford.

SUNLIGHT ASSESSMENT

The development has given due regard to the adjoining properties and this has been discussed above. Generally, the new development sits to the north. Whilst the proposals include development in this location, there is sufficient depth and orientation to gardens to ensure that these do not suffer adversely due to overshadowing.

Conclusion

I feel that the proposed layout should be permitted as these alterations will give my client dwelling a better living environment for the occupants and not affect the character and appearance of the street scene,

If you have any queries regarding this application, please do not hesitate to contact me.

Yours Sincerely

Mr Francis Skeete.