

DESIGN STATEMENT

FOR

PROPOSED SUBDIVISION OF EXISTING HOUSE TO CREATE 1 x 3 BED and 1 x 2 BED DWELLINGS
(RESUBMISSION OF 20/02445/FUL)

82 BODLEY ROAD
OXFORD
OXON. OX4 3UA



STATEMENT PREPARED BY:

NT:architect

DATE PREPARED: SEP 20

REV:

INTRODUCTION

SITE ADDRESS:
82 Bodley Road
Oxford
Oxon.
OX4 3UA

APPLICANT:
Mr. B. Callaghan

AGENT:
Turner Designs
2 Fernhill Road
Begbroke
Oxon.
OX5 1RP

INTRODUCTION:

This Design & Access Statement accompanies an application for the construction of an extension and conversion of the attic to the dwelling. This statement has been written to comply with the requirements of Article 4C of the Town & Country Planning Act (2005). The key objective of this proposal is to obtain planning permission for the proposals.

PLANNING HISTORY:

20/01678/FUL: extension and conversion of attic: application withdrawn.
20/02445/FUL: conversion of garage and subdivision of house to form 1 x 3 bed and 1 x 2 bed dwellings: application refused.

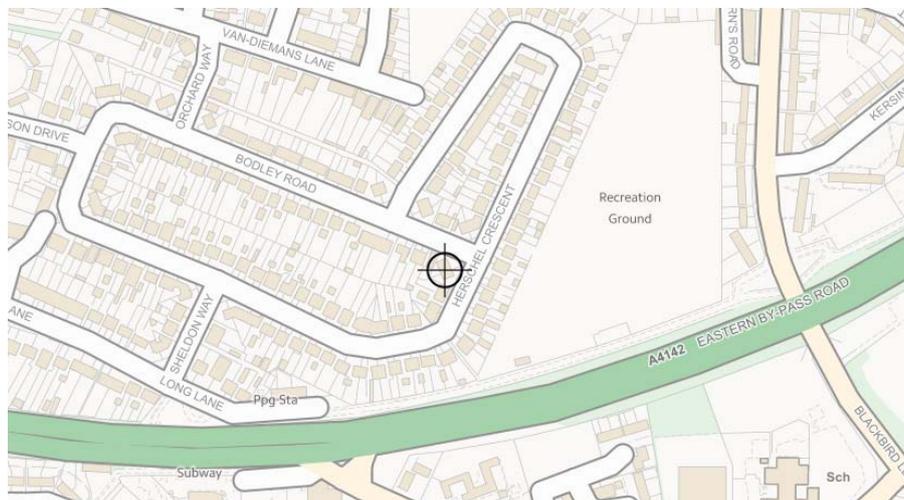
PLANNING POLICY:

The application has had due regard to the adopted Oxford City Council Local Plan, as well as the relevant SPD that have been subsequently adopted and Design Guide information.

The site is not located within a Conservation Area. The building is not a Listed Building nor is it close to or impact upon any adjacent Listed Buildings.

FLOOD RISK:

A preliminary check online with the Environment Agency notes that the site is not located within a flood plain.



EXISTING USE

The existing property is a three bedroom semi detached dwelling that is located on Bodley Road, a secondary road in the residential area of Littlemore. The area generally is residential with pairs of semi detached dwellings to both sides of the highway in a formal layout. The properties were built post war and reflect that era with hipped roofs and chamfered bay windows over two storeys with gable end roofs. Bodley Road connects to Herschel Crescent, which benefits from public transport routes in and around Oxford. In addition, there are close connections to shops and the larger Cowley Retail Park.

No. 82 is located as the northern half of the pair and sits on the junction with Herschel Crescent and sits at an angle to it, addressing the junction. The property is a three bedroom dwelling with modest front and rear gardens. The dwelling has been extended in the past to the side with a two storey extension and to the rear with a single storey extension.

PROPOSED DESIGN & JUSTIFICATION:

PROPOSALS:

The current proposals are for the subdivision of the existing house to create 1 x 3 bed and 1 x 2 bed dwelling units. These proposals will now be discussed in more detail:

MATERIAL CONSIDERATION:

It will be noted that the site was the subject of an earlier application for the same proposals (planning ref.: 20/02445/FUL), which was refused for a number of reasons. These will now be discussed and demonstrated that these have now been satisfactorily dealt with and thus ensuring that planning permission may now be granted.

REASON 1: The proposed development, due to the subdivision of the front garden together with the installation of boundary treatments and residential paraphernalia to the front, would erode the open character of the site which contributes positively to visual amenity and would be harmful to the character and appearance of the area. The development would be at odds with the prevailing pattern of development in the area and would be contrary to DH1 of the Oxford Local Plan.

Current planning policy requires the introduction of street furniture into the front garden spaces of properties. These include bin stores and cycle storage, in accordance with Oxford County Highways standards and design recommendations. This requirement has the effect of eroding existing open character. It should be noted that within the locality, there are a number of boundary treatments that impact upon the open character of the properties as well as the street.:



Hedge and timber fence treatment



2 metre hedge screen



2.1 metre high close boarded and trellis fence



1.2 metre high wall and 900mm fence above

The amended design now shows the side boundary to the property with an existing 1.8 metre high close boarded timber fence that runs full length of the boundary. The existing 1.2 metre high front boundary hedge is to be retained and it is proposed to insert a 1.8 metre high timber fence behind this to create privacy to the occupants of the new dwelling. It is considered that this solution retains a sense of openness to the street, retaining the hedge as an essential part of the character of the street.:



Site image with re line denoting new fence and demonstrating openness of front garden retained

The other side boundary consists of the external wall of the cycle storage to the properties and bin store structure. Therefore, the privacy of the garden is achieved with a minimum of interference of the existing situation and therefore it is considered that the openness of the site is no longer eroded.

REASON 2: The amenity space to serve the 3-bed dwelling would be directly overlooked by the first floor window serving the proposed 2-bed dwelling. This would give rise to actual and perceived overlooking and would be detrimental to the occupants of the 3-bed dwelling. Insufficient information has been submitted to establish whether the amenity space to serve the 2-bed dwelling would be private and enclosed. Furthermore, the amenity space to serve both dwellings would be smaller than the footprint of the dwellings proposed and would be inadequate to serve the dwellings. As such, the development would fail to provide adequate and private amenity space as required by H16 of the Oxford Local Plan 2036.

The proposed design has now been amended with the bathroom to the 2 bed dwelling now located to the rear of the property. The bathroom will retain a window for natural daylight and ventilation. However, this will be obscure glazed and therefore will ensure suitable privacy to the amenity space to the 3 bed dwelling. At the same time, the internal layout will ensure that the minimum internal design standards are met with regards to storage and bedroom sizes.

The proposed rear garden, which provides the private amenity space to the 3 bed dwelling is 47.8m²; the footprint of the 3 bed dwelling is 47.5m², therefore demonstrating compliance with the OCC policy. Similarly, the garden to the 2 bed dwelling is 40.0m² and the footprint of the 2 bed dwelling is 39.1m², showing compliance with policy H16. Both private amenity spaces to each dwelling are enclosed with min. 1.8 metre high boundary treatments thus demonstrating that they will ensure privacy.

REASON 3: The proposal fails to make provision for a minimum of three covered and secure cycle parking spaces, with level and unobstructed access to the street to serve the three bed dwelling. The proposal is therefore contrary to M5 of the Oxford Local Plan 2036.

The design has been amended to ensure that the development creates 6 covered and secure cycle spaces, which provides adequate cycle storage in accordance with OCC policies and standards. The cycle stands involve a cycle frame and the construction details can be noted on the detailed drawing as part of this application.

It should be noted that the bin and cycle storage are provided within the curtilage of the open front garden space and ensure that the private amenity space is free from any obstructions and is solely for the use of occupants.

On the basis of the above supporting comments and justification, it is considered that the reasons for refusal of the previous application have now been satisfactorily addressed and that the current application may now be considered acceptable and should be supported.

JUSTIFICATION:

Generally, the existing dwelling is a four bedroom house and has been extended to the side and rear in the past. The built form is to remain unchanged. The proposals involve the subdivision of the property along the line of the original, so that the 3 bed dwelling is formed from the original dwelling and the new 2 bed dwelling is formed in the existing side extension. This is a natural division between the two and makes use of the existing side wall as the party wall between the two. The original dwelling that forms the three bedroom unit benefits from a modest rear extension that provides at ground floor level the living accommodation.

The layout benefits from a side door that access the private rear garden, the area of which matches the footprint of the dwelling and therefore complies with planning policy. The first floor provides the bedroom accommodation. As the building is existing, the fenestration remains as existing and therefore does not adversely affect neighbours in terms of privacy or overlooking. The bedroom accommodation is improved with the conversion of the existing attic space. A previous application for a loft dormer was withdrawn. Therefore, the Applicant has decided to convert the roof space as it stands, by simply adding rooflights to provide natural daylight and ventilation into the space. The bedroom at first floor level is only a box room and will therefore form the lobby space to the new staircase accessing the attic floor, where a larger bedroom will be located.

The existing side extension currently provides a garage and store at ground floor level, with a large bedroom at first floor level. In addition, there is a catslide style roof to the rear over the rear section of the extension, which also benefits from a dormer. This space will create the new 2 bed dwelling. Minimal changes are proposed to allow this to be achieved. The existing garage door is to be replaced with an entrance door and the side door to the front entrance is removed and replaced with a window. A new opening is inserted to the side elevation, which allows direct access to the private garden space, which is the same size as the building footprint in accordance with planning policy. The other windows along the side elevation remain. The windows to the rear are to be blocked up to ensure that there are no loss of privacy to the rear garden of the original house.

At first floor level the staircase arrives centrally and allows for a main bedroom to front; a central bathroom and a single bedroom to the rear, generally located within the existing rear dormer space. This design approach is the least intrusive to the existing structure whilst at the same time ensuring negligible impact upon the built form along the street as the proposal utilise the existing building.

Both dwellings comply with NPPF design standards in accordance with local planning policy.

Overall, the aim of the application is to revert a property back to its original use as a single dwellinghouse in a quiet suburban setting. At the same time create additional accommodation to the main house and in accordance with the OCC design guidelines and policies. The use of the dwelling meets the current needs for such housing and does not impact adversely in terms of density in accordance with Planning policies.

ACCESS:

INTERNAL ACCESS: The accommodation will ensure suitable accessibility to all areas of the dwelling for all occupants. The rooms provide suitable space in accordance with current National standards. In addition, providing sanitary accommodation on each level improves the dwellings use.

EXTERNAL ACCESS: Ground levels immediately adjacent to the extension main entrance to the dwelling are to be provided to ensure a level threshold access into the dwellings in accordance with current regulations. As the site is generally level, there are no other access issues. Both properties will have direct access to their private garden space and the original dwelling is provided with a side passage to access its rear garden from the public highway.

PARKING: The existing dwelling currently has an integral garage and one car parking space to the front drive area, leading off Bodley Road. These will remain as part of this scheme, providing one car parking space to each unit and therefore the design will ensure off street parking suitable for the size of property, in line with OCC Highways recommendations.

The site also provides suitable secure and covered cycle storage.

MATERIALS & APPEARANCE:

MATERIALS: As the building does not involve any new building works, other than some small area of repairs and infilling where fenestration changes, no new materials are proposed.

The intention generally is to ensure that the impact of the proposals are minimal in terms of maintenance and style to suit the existing

SUNLIGHT AND NOISE ASSESSMENT:

SUNLIGHT ASSESSMENT: The use of the existing built form and internal subdivision mean that there are no further issues relating to overlooking and overshadowing of neighbours. Similarly, all rooms remain as there existing use. As such, there are no issues regarding affecting rights to light to neighbouring properties or creating an overbearing appearance to the neighbours.

NOISE ASSESSMENT: The new dwelling would not create any adverse issues regarding noise as the proposed use is the same as existing (residential). The party wall between the two properties would be subject to acoustic testing in accordance with current regulations.

LANDSCAPING DESIGN:

Whilst the site is approximately triangular, the design ensures that there is private garden space for both dwellings with the original dwelling having the garden to the rear and the new dwelling having space to the side of the house.

Boundary treatments are to remain as existing, where appropriate

ENVIRONMENTAL CONSIDERATIONS:

CONSTRUCTION: The property will be subject to the current standards required under building regulations. The new construction involves modern materials and will provide suitable thermal insulation. Insulation to walls and roof is greater than that currently in the regulations. In addition, double glazed sealed units throughout will provide natural daylight into all areas, whilst provide good thermal properties. It is felt that these measures improve the sustainability of the development overall in accord with current legislation..

SUSTAINABILITY: The design will incorporate measures, which will ensure energy efficiency in line with the current standards for modern housing. Generally the majority of the energy efficiency will be achieved in the specification of the fabric of the building, in line with regulations, and ensuring that the thermal loss is kept to a minimum. In addition, accredited details will be followed that ensure continuity of thermal insulation. In summary, energy consumption will be kept to a minimum by employing the following measures in whole or part:

- High performance double glazing.
- Use of accredited details
- SEDBUK 'A' class rated condensing boilers.
- A rated white goods where appropriate.
- Lighting using energy efficient fittings.
- Mechanical ventilation designed to minimize air changes.
- Controllable natural ventilation via trickle vents to work in association with suitable air tightness.
- Sanitary appliances that use water efficiently including flow restrictors; dual cistern flushes; smaller profile baths; water butts for rainwater collection for garden use.

REFUSE / RECYCLING MATTERS: Within the curtilage of the proposed dwellings provision will be made for the outside storage of refuse and recycling containers which can then be moved to the highway for collection.

FOUL DRAINAGE ASSESSMENT: The proposed dwellings will connect into the existing foul drainage system and the applicants have therefore not submitted any further details with this application.

LAND CONTAMINATION ASSESSMENT: There is no known contamination on site and this application is not a major development application and therefore a contamination assessment is not being submitted.

CONCLUSION:

It is considered that the proposals are in keeping with the Government NPPF and current local planning policies and design guidelines in meeting the current needs to provide suitable housing in good sustainable locations. The proposals reflect those of many examples locally in terms of style and design and will provide good standards of housing accommodation in this sustainable location.

On the basis of the above design it is believed that planning permission should be granted.

Nick Turner
Architect



View of front of property from Bodley Road



Side elevation view of property from along Bodley Road