

## DESIGN STATEMENT

FOR

PROPOSED CARPORT TO DWELLING

1 HILLSBOROUGH ROAD  
OXFORD  
OXON. OX4 3SL



STATEMENT PREPARED BY:

**NT**:architect

DATE PREPARED: FEB 21

REV:

## INTRODUCTION

SITE ADDRESS  
1 Hillsborough Road  
Oxford  
Oxon. OX4 3SL

APPLICANT:  
Mr. M. Dogar

AGENT:  
Nick Turner Architect  
c/o: 14 Brasenose Villas  
The Green  
Chipping Norton  
Oxon. OX7 5DJ

### INTRODUCTION:

This Design & Access Statement accompanies an application for the construction of a freestanding carport 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:

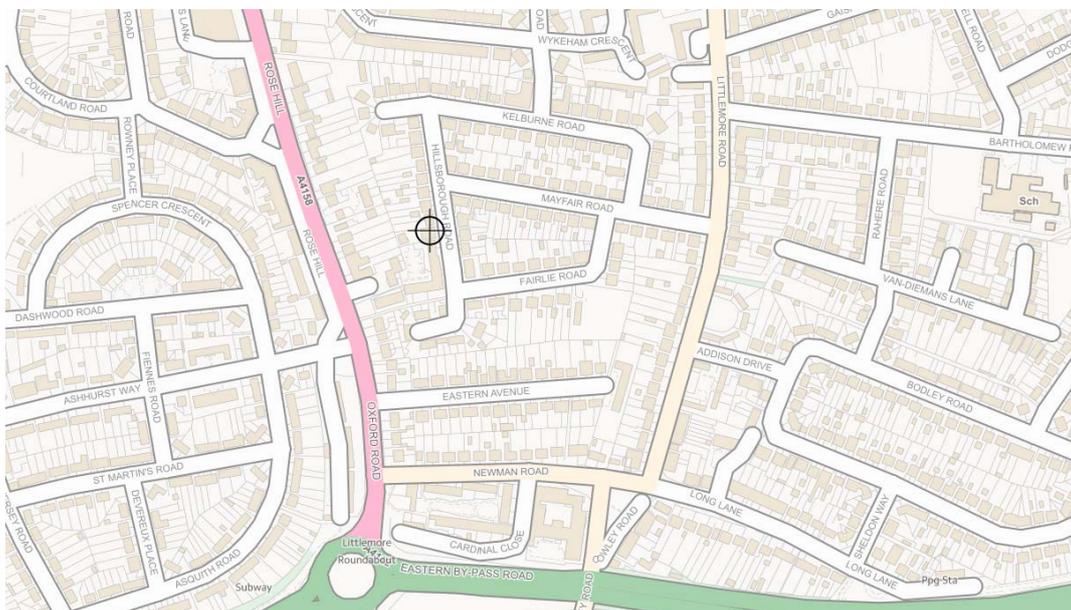
20/02003/FUL: Change of use from dwellinghouse (Class C3) to a larger HMO (Sui Generis): approved  
13/01616/VAR: Variation of permission 12/01480/EXT: approved.  
12/01480/EXT: Extension of time for 09/01308/FUL: approved.  
09/01308/FUL: Erection of detached dwelling: approved.

### 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

### LOCAL CONTEXT:

The application site is located on Hillsborough Road, a secondary road in the area of Cowley, a suburb to the southeast of Oxford City Centre. The street is located off the main thoroughfare of Iffley Road and in a built up residential area.

The street is made up of semi detached and detached dwellings in a regular format and were built in post war times. Hillsborough Road runs approximately north – south and the properties are located to both sides. The properties have modest front gardens and larger rear gardens. The character of the street consists of two storey dwellings with pebbledash render finish with timber plain casement and two storey bay windows. The roofs are hipped and properties generally have a chimney located centrally.

There is little mature planting along the street itself, with a few smaller shrubs and low level plants. The one notable exception to this is the large mature tree on the site neighbouring the application site. Some of the front garden areas have been adjusted to allow for off street car parking.

No. 1 is located on the western side of the street and is a detached property. The dwelling is constructed over three floors, and has similar features as elsewhere with a bay window and gable end roof. The property has smoothcoat render to all floors. The windows are upvc plain casement. The plot benefits from a side passage and off street parking space, which leads to the rear garden where there is a large single storey detached outbuilding.

The property is a five bedroom dwelling with ensuites. At ground floor level there is a Living room, and an open plan Kitchen and Dining area leading onto the rear garden as well as an integral garage.

In addition, the property has a large detached outbuilding to the rear garden, built under permitted development rights. The outbuilding has concrete interlocking tiles to the roof and render and brick quoins to the walls. The outbuilding is currently used as a home cinema space.

The property has no boundary to the front and a 1 metre masonry wall to the front (north) boundary. The front boundary to the south is a 1.8 metre high brickwork wall, which continues full length. To the rear boundary there is a 1.8 metre high close boarded timber fence.

## PROPOSED DESIGN & JUSTIFICATION:

### PROPOSALS:

The current proposals are for the construction of a freestanding carport to the existing dwelling. These will now be discussed in more detail.

### JUSTIFICATION:

The property provides high quality living accommodation in a residential area of the city. The dwelling provides 5 ensuite bedrooms within the main house, together with the shared communal spaces including an outbuilding to the rear garden. The property is in use as a single dwellinghouse for a family.

The parking to the front provides adequate off street vehicle parking to the property, in line with current standards and these are positioned either side of the central main entrance to the dwelling. However, the car space to the south of the entrance sits close to the side boundary with the neighbouring property, 20 & 21 Rose Court. Within the curtilage of this property is a large, mature tree that is the subject of a TPO and this sits quite close to the shared boundary and overhangs the Applicant's site to a considerable degree, including the car space.

Typically, the tree impacts upon the Applicants site and in particular the vehicles that are parked there, including falling leaves, sap deposits and birds fouling onto the vehicle and hardstanding. In order to mitigate this issue, there, the Applicant would like to install a canopy structure forming a carport. This is 5 x 5 metres and consists of a simple steel frame structure bolted down to the ground and with a curved polycarbonate roof finish. This will sit close to the boundary and will provide protection for the vehicles.

ACCESS:

PARKING: The existing site currently provides three off street car parking spaces, involving two dropped kerbs to either side of the entrance. These are to be retained and the proposed carport will effectively sit over the two car spaces to the south. The property is in a highly sustainable location, close to public transport routes in and around Oxford.

The site also provides suitable covered bin and cycle storage to the rear within the curtilage of the dwelling and ensuring that they are secure in accordance with current policies.

MATERIALS & APPEARANCE:

MATERIALS: The carport is to be built with the following materials:

WALLS: metal frame structure: painted black; open sided

ROOF: polycarbonate roof colour: opaque

RAINWATER GOODS: gutter and fascia detailing are to be upvc half round profile colour black.

SUNLIGHT AND NOISE ASSESSMENT:

SUNLIGHT ASSESSMENT: The development does not impact adversely upon neighbours with regard to sunlight or overshadowing.

NOISE ASSESSMENT: The proposals would not create any adverse issues regarding noise as the proposed use is the same as adjacent.

LANDSCAPING DESIGN:

The site retains a suitable amount of shared private rear garden space for all occupants. Boundary treatments are to remain as existing, where appropriate.

ENVIRONMENTAL CONSIDERATIONS:

CONSTRUCTION: The property is subject to the current standards required under building regulations.

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

FOUL DRAINAGE ASSESSMENT: The dwelling connects into the existing foul drainage system, which is located within the curtilage of the site.

LAND CONTAMINATION ASSESSMENT: There is no known contamination on site.

CONCLUSION:

It is considered that the proposals are in keeping with the Government NPPF and current local planning policies. On the basis of the above design it is believed that planning permission should be granted.

Nick Turner RIBA  
Architect



01. front elevation



02. rear elevation



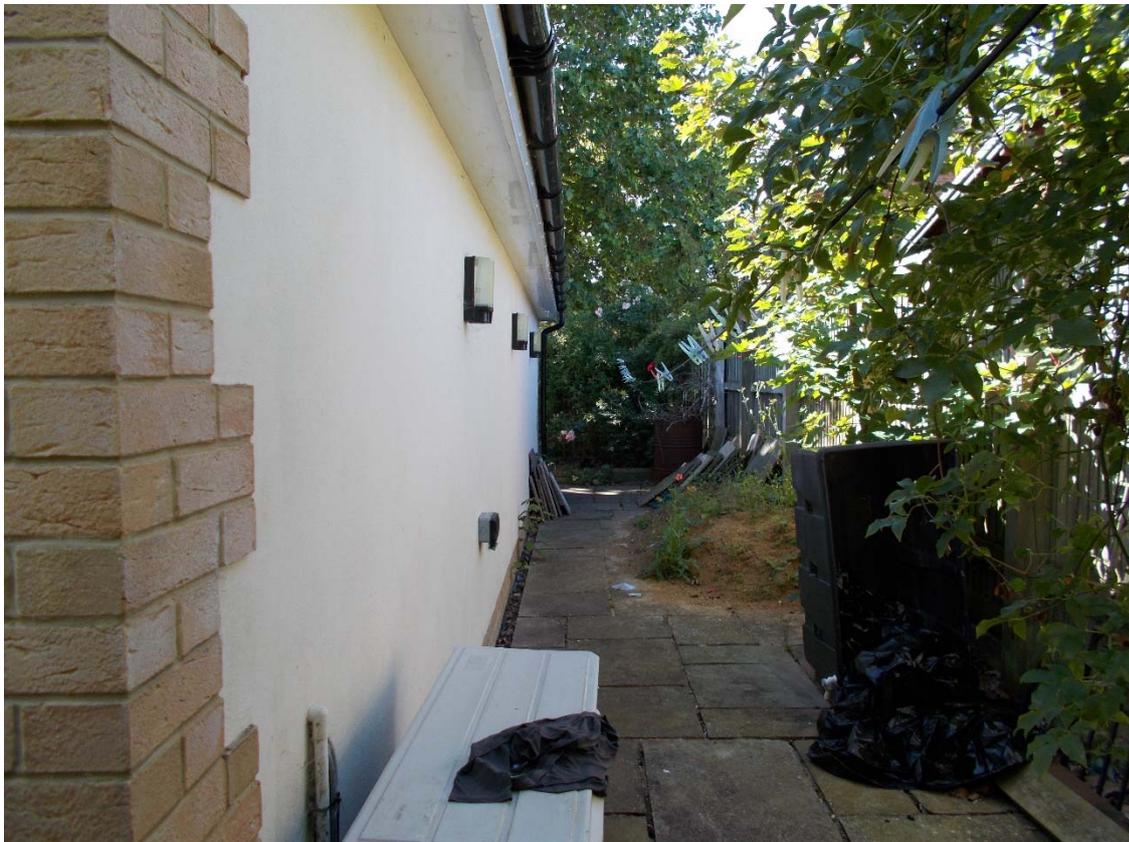
03. rear boundary treatments



04. rear garden



05. outbuilding facing garden



06. rear of outbuilding and rear boundary



07. outbuilding front elevation



08. outbuilding front entrance