



Design and Access Statement
(incorporating Daylight and Sunlight
Assessment)

11 Northfield Road, Oxford,
OX3 9EW

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1. The Application Site

Introduction

- 1.1 This Design and Access Statement has been prepared by GSL Planning Limited (GSL) on behalf of Mr Greg Jones (the applicant) in support of an application for the installation of a summerhouse in the rear garden of 11 Northfield Road, Oxford.

The Existing House

- 1.2 11 Northfield Road is a semi-detached family home, set back from the street frontage with a small front garden providing two parking spaces. The large rear garden is primarily laid to lawn with low level planting and backs onto Barton Road Recreation Ground. There is an existing concrete slab at the end of the rear garden which was installed approximately 5 years ago with the intention of erecting a summerhouse at a future date.
- 1.3 Photographs 1 and 2 below show the rear garden and the existing concrete slab for the proposed summerhouse.



Photograph 1 – concrete slab at end of the rear garden of no 11 Northfield Road



Photograph 2 – concrete slab at end of the rear garden of no 11 Northfield Road looking towards the house

- 1.4 Given its siting at the end of the garden, the proposed summerhouse is a considerable distance from the neighbouring properties and will not result in any overlooking. It is important to note that both adjoining neighbours also have existing summerhouses and outbuildings at the end of their gardens.
- 1.5 The photograph below shows the rear garden of no 11 Northfield Road as viewed from Barton Road Recreation Ground. The existing trees, boundary fence and shed within the application site obscure views into the garden and where the summerhouse will be located.



Photograph 3 – view towards the rear garden of no 11 Northfield Road from Barton Road Recreation Ground

Planning History

- 1.6 The property was extended following planning permission (14/01620/FUL) in June 2014 for a single and two storey rear extension.

Access

- 1.7 Pedestrian access to the house and rear garden is provided from the front garden with a side access gate and pathway to the rear garden. This application does not seek to alter the existing access.

Heritage Considerations

- 1.8 The application property is not listed nor located in a Conservation Area.

Biodiversity

- 1.9 There are no protected species evident on the site.

Flood Risk

- 1.10 The site does not sit within a flood risk zone.

Arboriculture

- 1.11 No trees or hedges are to be removed in relation to the proposed summerhouse.

2. The Proposed Development

The Summerhouse Design

- 2.1 The applicant has chosen a summerhouse design from Malvern Garden Buildings, an established manufacturer and provider of garden buildings. The footprint measures 5.5 metres x 11.70 metres to fit the existing concrete base.
- 2.2 The Bloomsbury summerhouse is a single-story dual pitch building, with double doors centred on the front elevation with two windows either side of the doors. An additional window is provided on each of the side elevations. No windows or doors are proposed on the rear elevation and there are no windows in the pitched roof.
- 2.3 The proposed summerhouse is a timber frame construction with external painted timber cladding and cedar shingle roof tiles. The windows and doors are made of painted timber with single glazing. The photograph below shows a generic image of the Bloomsbury garden room.



Photograph 4 – Bloomsbury garden room

- 2.4 The dimensions of the proposed summerhouse and base are below:

Description	Measurement (mm/metres)
Eaves Height	2155 mm
Base Height	200 mm
Total Base Height	2355 mm/2.355 metres

Description	Measurement (mm/metres)
Ridge Height	2756 mm
Base Height	200 mm
Total Ridge Height	2956 mm/2.956 metres

- 2.5 The dimensions of the building only are also shown on the submitted drawings.
- 2.6 Whilst this is a predesigned garden room, the applicant has selected a design that is appropriate and sympathetic to its location and with appropriate external materials for a traditional outbuilding.

3. The Planning Policy Context

- 3.1 The relevant development plan comprises the Oxford Local Plan 2036 adopted 8th June 2020 and the Headington Neighbourhood Plan (July 2017). Relevant policies for the proposed development are:
- a. Oxford Local Plan Policy H14: Privacy, daylight, and sunlight
 - b. Headington Neighbourhood Plan Policy GSP4 - Protection of the setting of the site
 - c. Headington Neighbourhood Plan Policy CIP1 - Development to respect existing local character
- 3.2 Other material considerations are set out in the National Planning Policy Framework and the Planning Practice Guidance.
- 3.3 The proposed development is modest in relation to the overall garden size and is only slightly higher than a development typically allowed under permitted development rights when sited less than 2 metres from a boundary.
- 3.4 The end of garden and the proposed summerhouse can be viewed in part, from the adjoining recreation ground. However, views are obscured from the adjoining public open spaces by an existing conifer tree and the garden shed. There are existing outbuildings in the rear gardens of both neighbouring properties, which vary in size and style and can be seen from the adjoining park setting a precedent for in support of this proposal.
- 3.5 The applicant has chosen a classic garden building design with a dual pitched roof which is sympathetic to its location and sits comfortable in the garden setting. The proposed external materials are timber which ensures the garden building would not be out of character with the house or the local area. The proposed development therefore accords with Headington Neighbourhood Plan Policy GSP4 - Protection of the setting of the site and Policy CIP1 - Development to respect existing local character.

4. Daylight & Sunlight and Effect on Adjoining Occupiers

- 4.1 Oxford City Council requires development proposals to demonstrate that the amenity of the adjoining occupiers will not be unacceptably affected by the proposed development in terms of impact on daylight and sunlight and residential amenity.
- 4.2 No. 11 Northfield Road and adjoining dwellings benefit from long rear gardens. The summerhouse will be constructed on the existing concrete slab at the end of the rear garden, approximately 27 metres from the house. Given the proposed siting at the end of the garden it will not create any direct overlooking into neighbouring properties and therefore will not have an impact on daylight and sunlight of adjoining dwellings.
- 4.3 Furthermore, given the height of the existing fences between the neighbouring properties it will not create overlooking into neighbouring gardens or properties. The summerhouse will be used for incidental purposes associated with use of the main house and therefore its use will not have any impact on adjoining neighbours.