

# Planning, Design and Access Statement

Application by Mr & Mrs Hayles



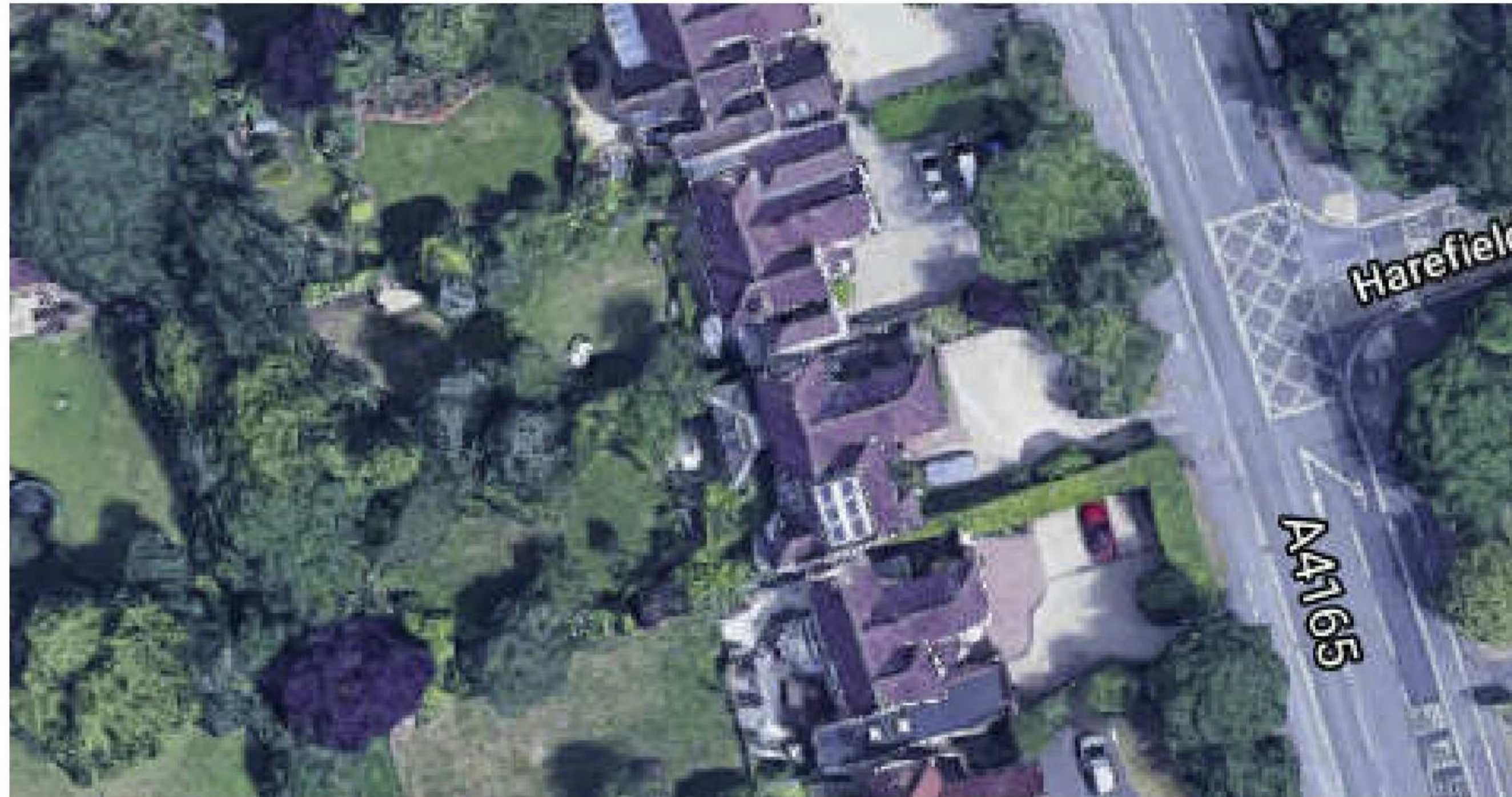
**Proposed single storey front extension and  
part two storey and part first floor side extension**

**Herne Lodge  
427 Banbury Road  
Oxford  
OX2 8ED**

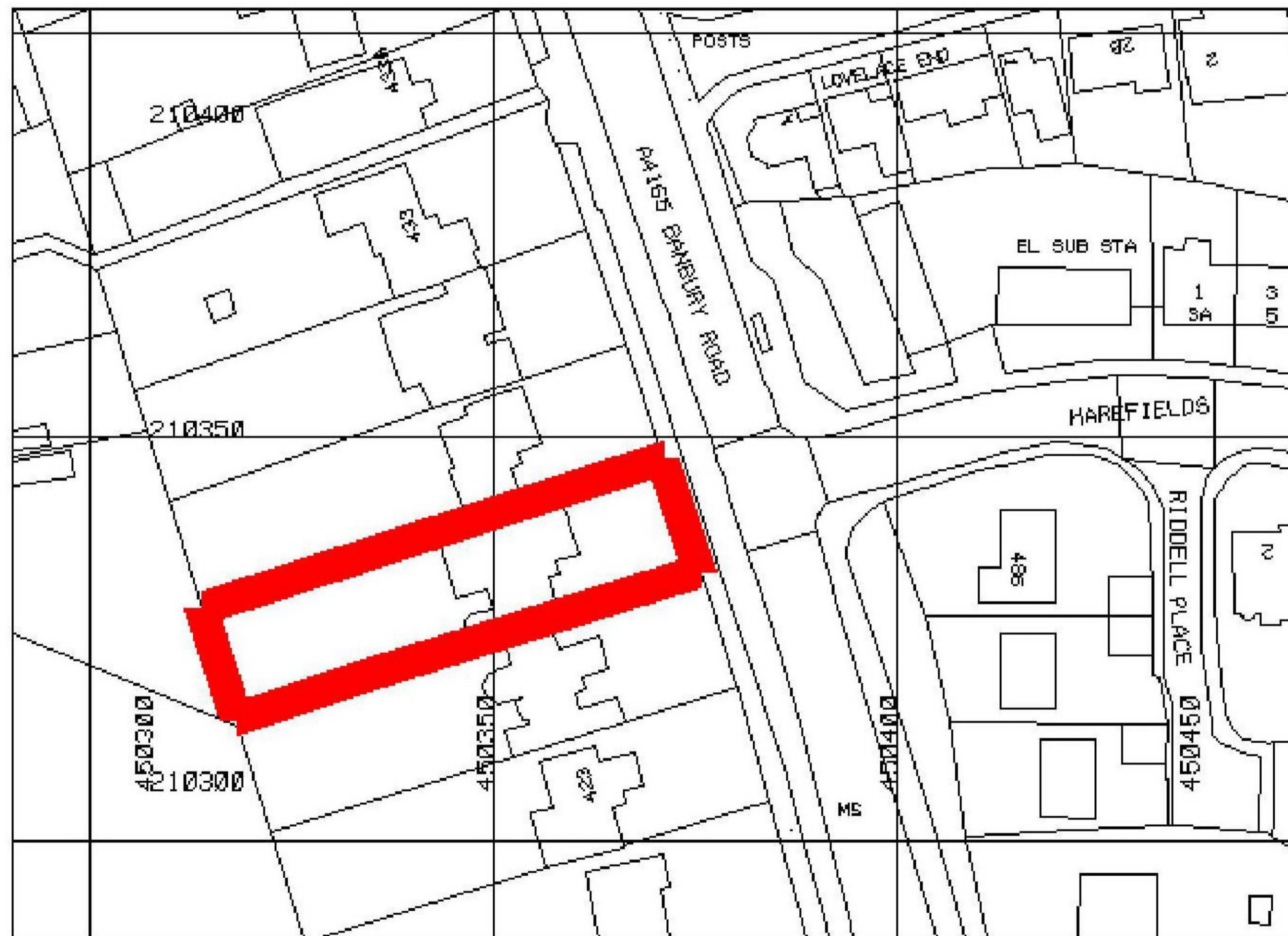
**16 February 2021**

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**Image 1: Aerial image of 427 Banbury Road**



**Image 2: Extract from Location Plan  
Dwg J883/P100 (not to scale)**

## 1. Introduction and background

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- 1.1 This householder planning application relates to 427 Banbury Road, Oxford; a substantial detached family property on a large plot.
- 1.2 The site is within the built-up limits of the city and is not within a Conservation Area or covered by any other planning designation.
- 1.3 The application seeks planning permission for the following:
  - Proposed single storey front extension to create an entrance hall
  - Part two storey and part first floor side extension to create an open-plan kitchen and enlarged bedroom above

## 2 Location and context

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- 2.1 427 Banbury Road has previously been extended under a number of planning permissions (see section 3 below) but, the property remains in context with its surroundings.
- 2.2 This part of the Banbury Road generally comprises of substantial detached properties of a traditional design.
- 2.3 The application property sits in a linear form of development of similar size properties, all of which have all been extended in various forms.



**Image 3: Existing front (east) entrance**



**Image 4: Aerial image showing local context**

- 2.4 The property is not within the Conservation Area and there are no nearby listed buildings or protective trees which would be affected by the proposal.
- 2.5 The existing dwelling incorporates a mixture of materials to include: painted render, brick window reveals and plain tile.
- 2.6 The frontage of the property is dedicated to car parking with direct access from Banbury Road and the rear is private amenity space.

### **3 Planning history**

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- 3.1 75/00215/A\_H – Extension to from new garage with study/library over

75/00727/A\_H – Flat roof extension to garage

85/00793/NF – First floor rear extension

00/00188/NF – Extension and alteration to side and provision of 3 parking spaces to front

03/01151/FUL – Amendment to 00/00188/NF by provision of single storey extension at frontage to provide utility and cycle store, additional bay window to study at frontage and enlarged single storey extension at rear

07/02591/FUL – Formation of dormer windows to front and rear elevations in connection with loft conversion

10/03086/EXT – Application to extend the time limit on planning permission 07/02591/FUL



**Image 5: Close-up of existing front (east) elevation**



**Image 6: Close-up of proposed location for part two storey and part first floor side extension**

## **4 Use and the principle of development**

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- 4.1 The use of the property as a single family dwelling will not change as part of the application.

## **5 Amount, layout, scale and appearance**

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- 5.1 The existing dwelling GIA is 238 square metres. The proposed extensions would increase the GIA to 272 square metres which, equates to a 14% addition.

- 5.2 The proposed extensions can be broken down into two areas as follows:-

1. Single storey front (east) extension

The existing entrance porch would be removed and the proposed front extension would provide the opportunity to create a larger formal entrance with external canopy.

The existing front bay window will be incorporated into the design and a new mansard roof installed above.

Internally, the proposed layout will improve circulation and provide essential entrance storage.

The external appearance of the extension will replicate the materials of the house to include painted render and plain tile.

2. Part two storey and part first floor side (north) extension

To the side (north) elevation of the house exists a single storey extension and covered store; all set behind the painted render frontage wall.



**Image 7: View of existing single storey side extension and store behind frontage wall**



**Image 8: Close-up of existing bay window**

The proposal retains the single storey extension with the addition of a first floor above and replaces the store with a small two storey extension to form a single unit.

The ground floor element enlarges the kitchen and restructures the utility room. The first floor extension provides a dressing room for the master bedroom and increases the small front bedroom.

The existing master bedroom ensuite already includes a rooflight and new rooflights are proposed for the family bathroom and dressing room. The rooflights would be located in the valley between the existing and proposed roof and would not be visible externally.

The external appearance of this extension would also replicate the materials of the house to include painted render, brick window reveals and plain tie above.

## **6 Landscaping**

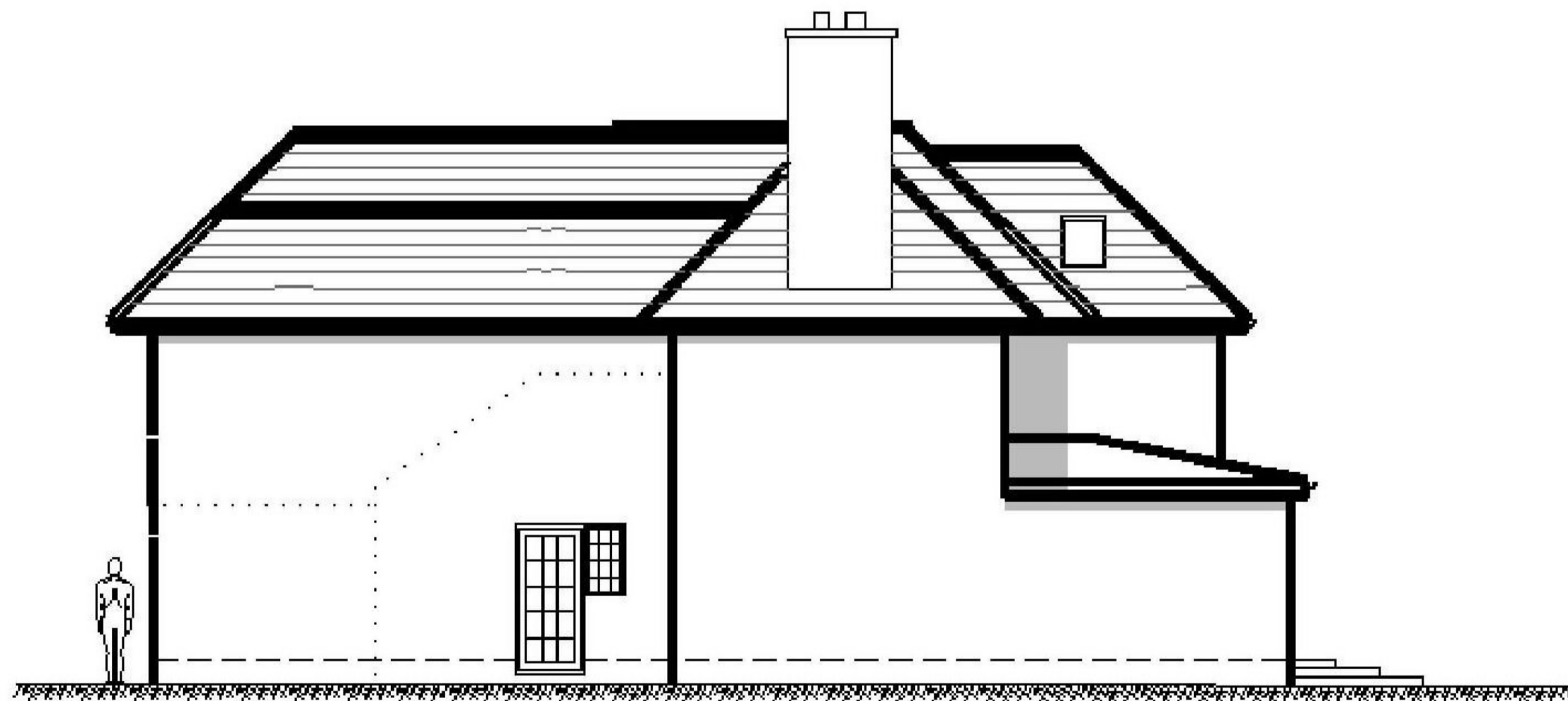
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- 6.1 The single storey front extension would be located in an area which is already hard surfaced. The part two storey and part first floor side extension would replace the existing side store and be above existing development.
- 6.2 The existing landscaping would not be materially affected by this proposal.



**front elevation (east)**

*Image 9: Extract from Dwg J883/P113 showing proposed front elevation*



**side elevation (north)**

*Image 10: Extract from Dwg J883/P114 showing proposed side elevation*

## 7 Parking and access statement

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- 7.1 There are currently parking spaces provided for 3 vehicles to the front of the existing dwelling. These will be retained as part of the application and will not be affected by the works.

## 8 Sustainability considerations

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- 8.1 In response to 'Promoting Sustainable Design', the following has been considered.
- The proposed extensions will be constructed with enhanced thermal properties to exceed current Approved Document standards to reduce energy requirements.
  - All new windows and doors will be A+ rated
  - All new lighting will be LED fittings only
  - All sanitaryware will be fitted with flow restrictors

## 9 Conclusion

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- 9.1 In conclusion, the proposal seeks householder planning permission for a single storey front extension and part two storey, part first floor side extension.
- 9.2 The proposal has been carefully designed to meet the requirement of the owners and enhance the character and appearance of the property.
- 9.3 The proposal would reflect the established character of the area and be similar to other approved extensions in the neighbouring properties.