

The One-Stop Planning Service

18 Dearlove Close, Abingdon OX14 1LP tel: 07846 962 886

Design and access statement for 60 St Bernard's Road, Oxford

The proposal is to extend the existing rear outrigger to the building by 1.5m on the lower three floors in order to enlarge the existing bathroom and w.c., and to add to the outrigger at the top floor level by 2.3m from the rear of the property to allow for the provision of a small bathroom to the top floor.

The roof to the extension will be a flat roof surrounded by a parapet wall, in order to minimise the impact on the current solar panel provision to the main roof of the house. The roof at second floor level, where the extension steps back, will be a lean-to roof with grey slates similar to the roof of the existing outrigger and matching the main roof of the house.

The bricks used in the construction will match the existing. No new windows or doors are proposed as part of this application.

New stepped access to the courtyard to the rear of the property from the main garden level is proposed and shown on the associated drawings.

Daylight and sunlight assessment

Due to the outrigger to 59 St Bernard's Road, the proposed extension will have no impact on the daylight to this property.

Due to the orientation of the new dwelling (60a St Bernards Road), and the disposition of its windows, the proposal will also not have an undue impact on this property. The sole window which faces the proposed extension is set back and under a projecting flat roof that already puts it in shadow. In addition, the room served by that window is also served by a roof light. It is therefore suggested that the impact of the proposed extension is acceptable and does not constitute a reason for refusal.