

PLANNING STATEMENT
TO ACCOMPANY THE APPLICATION FOR THE EXTENSIONS AND
ALTERATIONS
AT
2 TRINITY STREET, OXFORD, OX2 1TN
APPLICANT
Mrs Qing Yu – Carver



1.0 INTRODUCTION

1.1 This design and access statement has been prepared to explain the rationale and evolution of the design for the development of side and rear extensions of 2 Trinity Street. The statement should be read in conjunction with the plans submitted with the application.

2.0 BACKGROUND AND CLIENT BRIEF

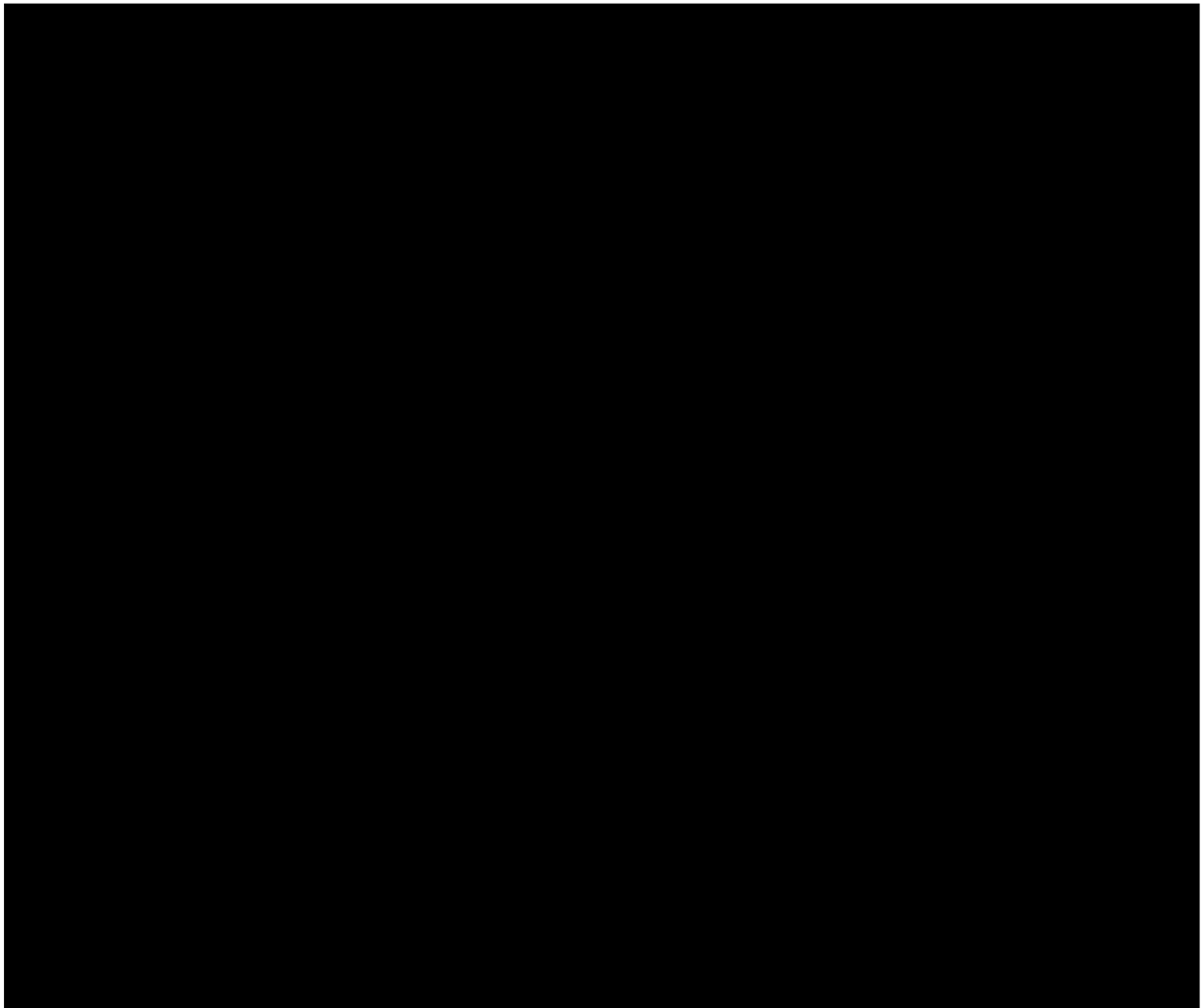
2.1 The application seeks permission for the construction of two storey extension to the side, a single storey extension to the side and rear of the property and a loft conversion in order to create additional living accommodation on the ground floor, an additional bedroom and en suite on the 1st floor and a master bedroom on the loft.

2.2 The existing property is generally in a poor condition both internally and the painted timber windows and would benefit from the proposed financial investment to update and extend.

2.3 The property is intended to be used by the applicant as her family home.

3.0 CONSULTATION

3.1 The design and layout of the proposal has evolved following Pre application Consultation with officers at Oxford City Planning Department.



4.0 AREA AND SITE ANALYSIS

4.1 2 Trinity Street is a three bedroom two storey terraced house built in the 1980s; it is constructed of brick and with a slate roof. It sits in a row of houses of the same style as part of a major development.

4.2 The application site is not located within a Conservation Area.

5.0 LAYOUT

5.1 The layout, design and use of materials of the proposal responds to the general principles found within close proximity and fully respects the surrounding environment.

6.0 SCALE

6.1 To demonstrate the appropriateness of the scale of the proposed extensions with the neighbouring properties, the existing ridge height has been retained so as not to adversely impact on its setting and appearance. The scale of the proposal is considered proportionate to its location, the extensions will have minimal impact on neighbouring properties.

7.0 APPEARANCE

7.1 The proposed materials and features are a combination to match the existing. The appearance of these reflects numerous properties along the development built in the 1980s, for example the dormer windows and small windows next to the entrance of the houses:





8.0 SUNLIGHT/DAYLIGHT ASSESSMENT

8.1 We have designed the proposal to respect both the privacy and amenity of neighbouring properties and amenity space. Our proposals and submitted application have been carefully designed to conform with both local planning authority policy and BRE daylight criteria.

8.2 HP14 Privacy and Daylight - In respect of access to sunlight and daylight, the 45° guidelines have been fully adhered to.