

Ref – 1446

March 21

Rev -

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# Design and Access Statement

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Planning  
application for  
New residential  
extension at 39  
Marsh Lane,  
Oxford,  
Oxfordshire OX3  
oNQ at

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Client -  
Mr Osvaldo Stinga

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BIM : Swept Path Analysis : SBEM Calculations  
BREEAM : Non Domestic EPCS

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## Contents

1.0	Introduction .....	3
2.0	Application Site appraisal.....	4
2.1	Overview of the project. ....	4
3.0	Design Proposal.....	5
3.1	Purpose of the application.....	5
4.1	Design of the extension. ....	5
5.1	Flooding.....	7
6.1	Drainage.....	7

## **1.0 Introduction**

- 1.1 The proposal is to demolish existing single storey structures within the boundaries of 39 Marsh Lane, Oxford, OX3 0NQ and replace with a 2no storey extension that complements the existing building.
- 1.2 The accommodation at ground floor level will be a lounge, utility, and ground floor wc. The first floor will have an additional shower room and 2 single bedrooms.
- 1.3 The Design and Access Statement contains information used to support the current design in the current planning policy taking into the account the pre application report provided on the 28<sup>th</sup> January 2021 – ref 20/02628/FUL.

## 2.0 Application Site appraisal.

### 2.1 Overview of the project.

2.1.1 The full address of the application submission:

**Mr Osvaldo Stinga**  
**39 Marsh Lane**  
**Oxford,**  
**Oxfordshire**  
**OX3 0NQ**

2.1.2 The application site is currently 214m.sq in total including the existing semi detached property. The site rises slightly from the rear boundary (at Horseman Close) to the front elevation facing Marsh Lane to the south east.

2.1.3 The application property is sited in a mainly residential area of Oxford, where properties have been previously improved and extended to their properties, including new driveways on to a classified road. No 39 has not had any improvements since its conception.

2.1.4

2.1.5 The Local plan has 39 Marsh lane sitting outside the following areas designated under the following Policies

DH3 Conservation area  
G5 Outdoor Sports  
G3 Green Belt

As the property sits outside these policies, they should not be a consideration on review.

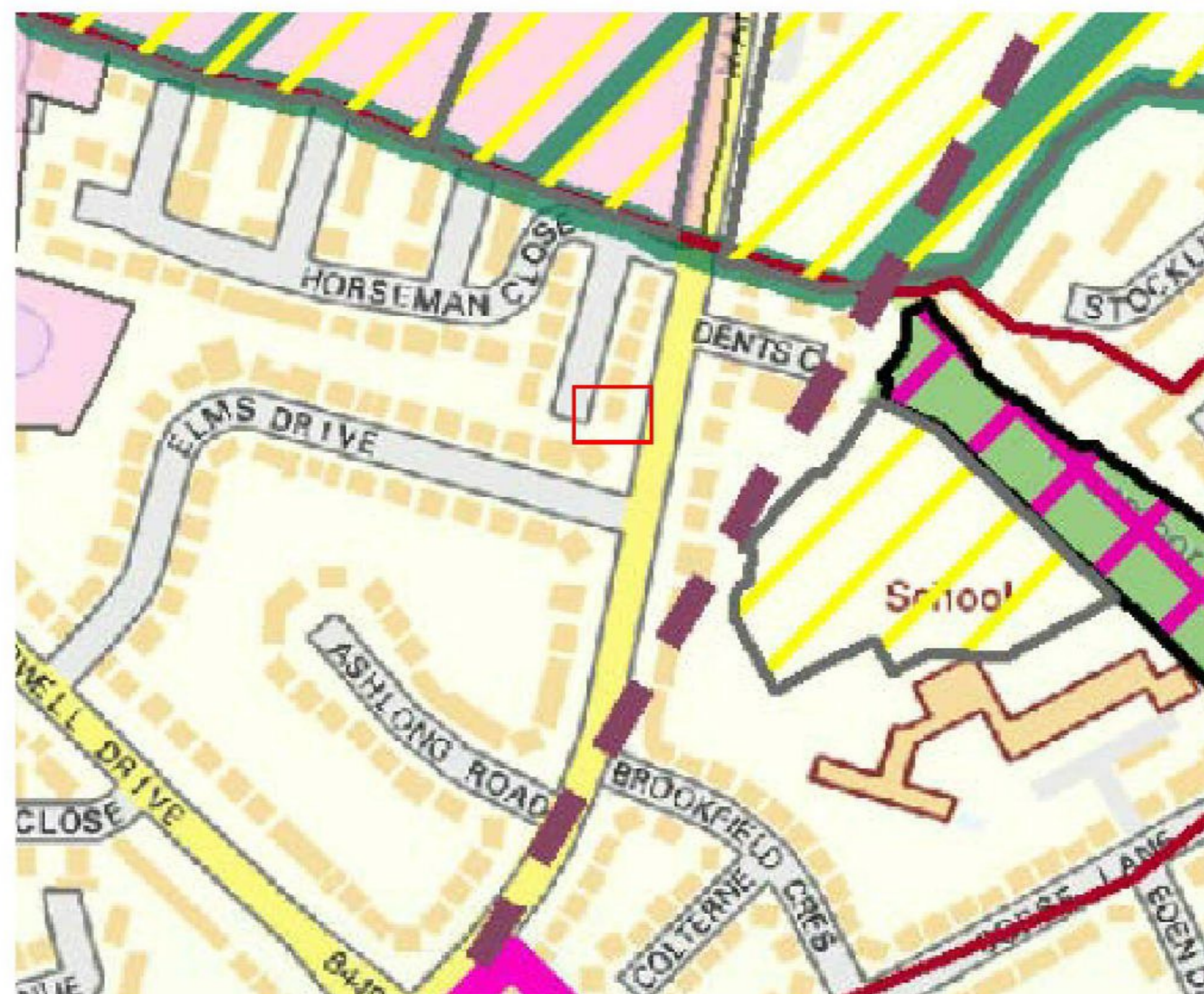


Figure 1 - Extract from Local Plan

### 3.0 Design Proposal.

#### 3.1 Purpose of the application.

- 3.1.1 The existing property is a 2 bedroom and box room semi detached property. The 'Chalet' style property is common in the area to Marsh Lane. Many of these properties to Marsh Lane and Horseman Close have had varying property additions in past, to the rear and sides of which 39 Marsh Lane has not.
- 3.1.2 The proposed application takes advantage of an extended side plot that is currently occupied by single storey structures. These structures will be demolished to accommodate the new extension.
- 3.1.3 As Oxford is a popular area for commuters, property values have increased massively over the past few years. Opportunities to move to a larger property has become expensive. Therefore, our clients would like to extend their property to meet their current family requirements through the planning process, as well as support current working from home recommendations. The proposal is no greater than other extensions that have been constructed to a similar extent in the local area ie (19 Horseman Close).
- 3.1.4 Recent changes in permitted development regulations to support home owners to extend have been taken advantage by properties in the local area. The proposal falls outside permitted development due to its size, however its design does take into account current Oxford planning policy guidance.

#### 4.1 Design of the extension.

- 4.1.1 The proposed extension has been designed to be subservient to the main building. This means :-
- it is set back 900mm to the recommendation of the current planning policy for extensions.
  - The ridgeline has been dropped to be lower than the existing building.
  - The extension does not extend to the boundary [REDACTED] and has been reduced in width to match a previously approved side extension in Horseman Close.
- 4.1.2 The style has maintained the key characteristics of the chalet style property, by
- Maintaining extended soffits at ground floor level.
  - The dormer to the front elevation is in proportion to the rest of the building
  - The rear dormer matches with the existing dormer

The proposal does fit with the existing and in relation to no 37 (corner plot to Elms Drive)

without the extension being over imposing.

4.1.3



- The proposed extension has been reduced in width from 5.1m to 4m wide.

Any double storey development within this area of no39 will reduce the openness between number 37 and 39 and therefore preventing needful development that has occurred similarly on the estate. The Client has, by reducing the width of the extension help support the natural break between the two different house types and not overdevelop the space.

4.1.4

Also, by using the same shape and 'Chalet' style of the first floor, the first floor extension is not as dominant on the boundary (or the corner plot par-se) as if it were a traditional two storey building. The reducing in building volume at first floor helps support the proposal of 'openness' when viewed from Marsh Lane.

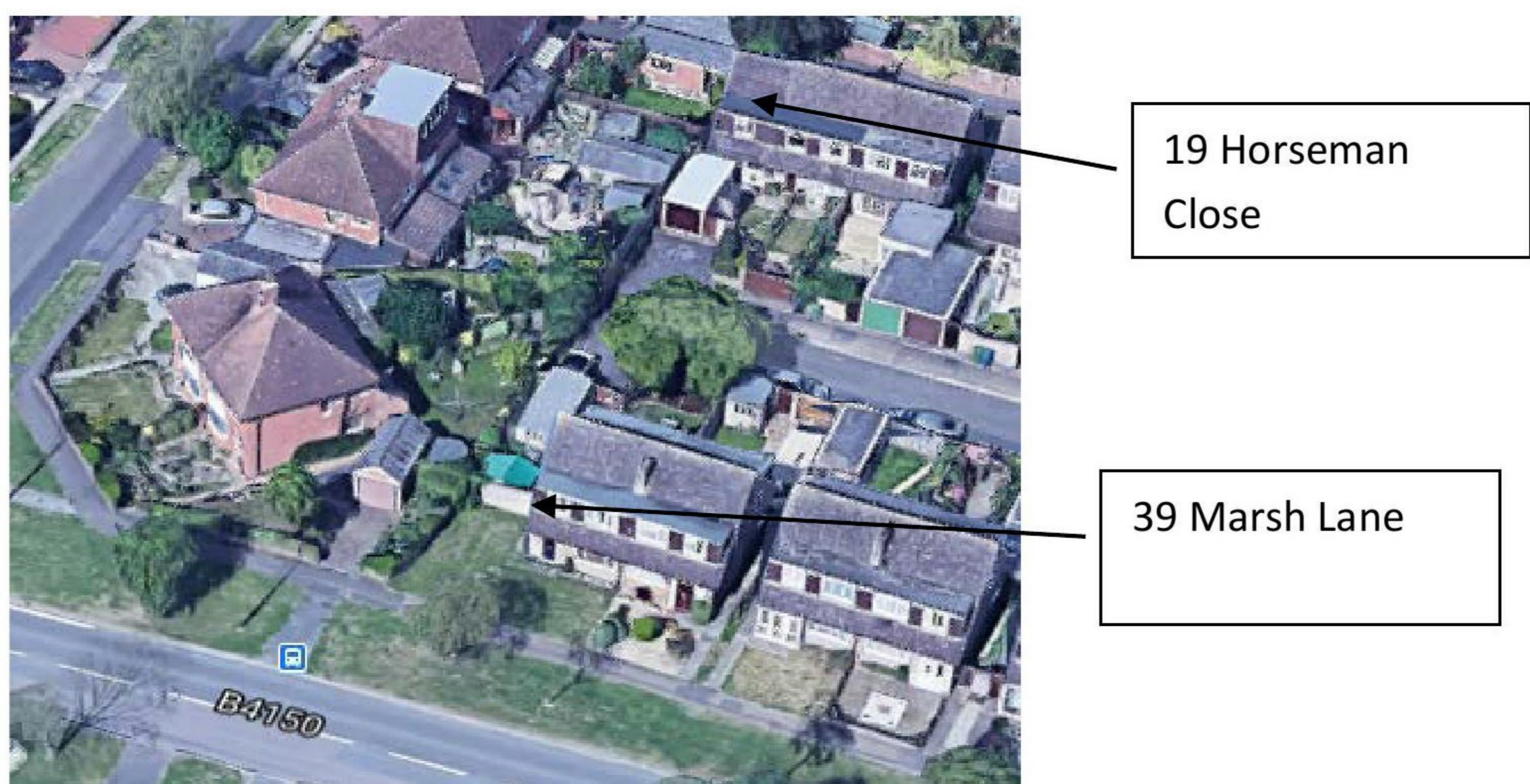


Figure 2- Areal View - Google Maps

4.1.5

19 Horseman Close has approval for a two storey side extension in the same style and size (refer to planning application 01/00437/NF for details) that our client would like to replicate. There is little openness in the locality of this development die to the development of garages and other single storey structures. See figure 3.



Figure 3 - Areal View of no 19 Horseman Close

4.1.6

The large proposal was acceptable under policy H14. As the client has reduced the size of the extension, the issue of overlooking and light (after the 45 degree rule is considered) has improved under these policies.

4.1.7 In regards to car parking, the site will retain the existing car space at the rear of the dwelling. There is no proposal to increase parking on the property. The area now comes under a CPZ so any additional parking will need to be obtained via permits.

4.1.8 Therefore planning policy M3 has been maintained and the existing car space on the site will be maintained and not increased.

4.1.9 Under Policy RE2 – Efficient use of land, the client has a limited plot in order to add living space. The most efficient use of land on this plot is to develop the side extension. Adding space to the rear would push any development significantly closer to the boundary and possibly impinge on the adjoining property right of light. It will also reduce amenity space that has been beneficial to the family over the past 12 months.

4.1.10 Current the single storey structures can be demolished to add valuable living space at both ground and first floor and make better use of the space.

4.1.11 Taking into account Policy H14 and RE2, the development maintains a delicate balance of a minimum bedroom space for 2 no single bedrooms and an additional shower room, without over developing the site and affecting the neighbours, street scene or rights of light.

## **5.1 Flooding.**

5.1.1 Please refer to enclosed Flood map. The site and surrounding area is not an area of flood risk

## **6.1 Drainage.**

6.1.1 It is proposed to connect storm and foul systems from the new extension into the existing system.

6.1.2 There is not any proposed new hard landscaping in the development. It is likely where the car is parked, there will be a grass Crete or other drainable ground mesh