



Design & Access and Daylight Statement

Proposed Extension and loft conversion
@ 33 Old Marston Road, Oxford, Oxfordshire OX3 0JR

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Initial Assessment

This application seeks consent for the erection of a two storey extension and loft conversion.

Local Area Analysis

Description of area:

Old Marston Road is a residential road with a mixture of semi detached and terrace properties. The pattern of the buildings features small distances between properties with a variation of outbuildings. There is evidence of extensions and additions throughout the road.



Image 1– Photo of front elevation and adjoining porch/ extension

Design

The proposed front extension creates a porch area which is not dissimilar to the property to the left. This relocates the front door allowing for a better flow internally.

The rear extension has a steeped footprint to minimise impact to the front/ street scene. The extension follows the footprint of the existing garage which minimises impact to next door as there will be little difference to their view.

The extension to the rear is at a minimum height to the boundary to minimise the impact on no.35 with the roof increasing in height as it gets further from the neighbours.

The two storey extension is away from both neighboring properties to minimise overlooking and the creation of shadows.

The loft conversion creates a master bedroom and would be compliant with Permitted Development guidance.

Daylight and sunlight

The single storey extension has been kept to a minimum height to avoid the creation of shade on the adjoining properties. The replacement of the garage will mean the situation is not made worse to this neighbour following this development. The two storey extension is within the 45 degree lines by the nature of it being in the centre of the building.

The loft conversion and new dormer should have no bearing on the light to either neighbour.

There are no velux within the loft conversion to create added light pollution.

Access & Waste

No alterations.

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