

DESIGN AND ACCESS STATEMENT FOR PROPOSED ANNEXE TO REAR OF 38 SANDY LANE, BLACKBIRD LEYS, OXFORD



The Locality & Site, and Planning History:

38 Sandy Lane is a three bedroom end of terrace house along a road off similar properties built in the 1960s. There are small single storey side, front and rear extensions. There are also a number of outbuildings and there is a rear access with paved area. The plot is wider and deeper than the average plot in the locality and lends itself well towards development. The property is constructed primarily out of orange/ brown facing bricks and has an area of plain tile hanging at the front. There are UPVC windows and doors. Roofs are finished in grey/ brown concrete interlocking tiles. The side extension provides as a passage way between the front and back. There is vehicular access to the rear via a gate off a road at the back that also serves access to some garages owned by the council. My clients do not use this rear access as a vehicular access as there is plenty of parking at the front on some recently completed off street parking bays.

Blackbird Leys is a large residential area built in the 1960s in South Oxford. Sandy Lane is in the heart of Blackbird Leys (Northern part). A series of main roads, Balfour Road, Pegasus Road and Merlin Road form an oval on the map. Buses run in a loop/ and circle around this oval incorporating parades of shops and the Leys Leisure Centre with its new swimming pool. The main shops are found on Blackbird Leys Road. Blackbird Leys also has a pub,

church, medical centre, dental surgery, several nice parks and both primary and secondary schools.

There are regular buses (nos. 5 and 12) running close to the property with the nearest bus stop around 150m walk away. Buses serve Cowley Centre where there are larger shops and Oxford City Centre. The property thus well situated for connectivity within the city despite being located outside of the ring road. Also within Blackbird Leys is a large supermarket, Lidl (400 metres walk).

In terms of Planning History, according to searches on the City Council's Planning Portal, there have been two recorded applications relating to the property. Both applications were for the front extension, side extension and outbuilding. The first application withdrawn in 2014 showed a 2 storey outbuilding of total height 6.5 metres. The second in 2015 was approved. This showed a large double garage that was to be single storey. The extensions were built but not the outbuilding. The rear extension on the house was built some time ago by previous owners presumably as permitted development.

The Proposal:

It is proposed to erect a single storey detached building in place of the previously proposed double garage. The overall footprint size will be about equal to what has been approved previously. As the extensions were built within 3 years of consent, my clients could still build out the large double garage if they so wished. The double garage had been designed to be oversized as actual intentions were to use not only for parking but also as home office and possible living space. The now proposed building would serve as an annexe for the family to use as ancillary accommodation and would be used as an integral part of the family home. The main purpose would be such that it could be used as overnight accommodation for visiting relatives and as a work/ living space.

It is still proposed to allow for enough space to park one car off street to the area adjacent to the annexe. In reality the existing garage has been used for storage only and there is plenty of parking at the front of the property. As such the parking space may not get used for parking unless as a back-up space. Furthermore, as it was never intended on using the garage for parking, that design didn't allow for parking outside of the structure.

The annexe has been carefully designed such that it is in keeping with a low pitched roof and materials that match existing. At less than 4 metres, the overall height of the building will be significantly lower than the previously proposed pitched roof building. Thi has been 6.25m. It is to be sited adjacent to the garage block in order to read as one element. The garden that remains will end up being of similar size compared to neighbouring gardens. The area where it is proposed to build the annexe currently accommodates a single garage, shed and green house. There is also an area of hardstanding that serves as storage of garden equipment and miscellaneous items. It is not an attractive area of garden that will be lost as a result of the proposals.

Internally the outbuilding will accommodate a living space overlooking the garden, room that can be used a bedroom overlooking the side/ parking space and a shower room with a high level window onto the road at the back.

The aerial image below shows the site sketched on in green and points to the position of the proposed building as well as showing the back road and garage block.



Precedents for subdivision:

Looking at aerial images of the locality it is clear that there are many examples of outbuildings, many of which would have been built under permitted development. Digby Architectural has been involved with a number of applications involving residential annexes in rear gardens in recent years. Two are in for Planning at present and it is hoped will get consent. Planning permission was granted recently for annexes in back gardens at 32 Hugh Allen Crescent and 36 Stile Road. It is possible generally to fill up to half of the rear garden with outbuildings under permitted development. These buildings could be of similar height. To add to this there is still the permission in place to build a similar sized building.

Due to housing costs being so high in Oxford it is becoming common that several generations of families live together. The younger generation are not able to afford property on their own so live with their parents as adults.

Access (vehicle parking, cycle parking and bins storage):

There is currently an off street parking space at the rear of the property. This is to be retained. The gate would be angled slightly differently but it will still be possible to use the existing dropped kerb. No real change is proposed.

In addition to this and since applying in 2015, a parking scheme is in place whereby it is possible to apply for permit parking to park within some designated bays. This is operated by a private company, rather than Oxfordshire County Council and their CPZs. My clients make use of these parking spaces and are in the process of applying for permits. There is still the street parking.

Bins are currently stored within the front garden as are bicycles. No change here is proposed. An enclosure could be provided at the front if required for both bins and bicycles.

It is not anticipated that there will be an increase in occupancy levels. Also number 38 Sandy Lane is one of the only properties that has rear access for vehicles. Others rely solely on street parking and permit parking within the newly created bays.

Overlooking and Daylight:

Overlooking is not considered to be an issue due to the fact that the building would be single storey only and has been designed such that overlooking is of private garden areas only.

In terms of daylight. Due to the small scale nature of the single storey building and distances away from neighbouring properties there would be no real impact upon daylight to others in neighbouring properties.

Sustainability:

The proposed outbuilding is to be built to a good standard in order to comply with the building regulations with insulation standards.

The contractor will be encouraged to responsibly source, local materials and use energy efficient lighting. He will also be advised to show a commitment to employ the best practice, site management principles.

The existing shrubs that are on the site in the gardens are to be retained with additional planting used to enhance the ecological value of the site wherever appropriate as shown on drawings. Our clients intend on providing additional planting to the residential garden areas upon completion.

The health and well-being of the residents will be satisfactory by the provision of adequate levels of daylight, sunlight, lower heating bills due to good levels of insulation and further visual improvements to private external space.

Basic building elements of construction will be from responsibly sourced materials as will finishing elements and a Green Guide for Housing Specification rating of 'A' will be strived for in all building elements.

Tree Survey, Arboricultural Statement:

This was deemed unnecessary as no trees or bushes are to be affected by the proposals.

Rights of Way and Countryside Access:

There are no rights of way that are affected by the proposals and no change to, or obstruction of walking, cycling and riding resources or countryside access.

Flood Risk Assessment:

According to Environment Agency's flood risk maps, the property does not lie within areas of flooding from rivers or sea without defences or areas of extreme flooding.

Crime and community safety:

The provision of an annexe (outbuilding) is expected to have a positive affect on community safety. This is due to increased levels of natural surveillance onto the back road etc. The current situation is particularly unattractive.

Biodiversity:

We believe that this is not applicable to this project.

Heritage Statement:

We believe that this is not applicable to this project.

Foul Water:

The property is currently served by the local authority drains.

Surface Water:

Surface water would be taken to a soakaways. All new hard surfaces would be SUDS compliant. If replaced, the parking spaces would be finished in SUDS compliant block paving with open joints on a Geo textile membrane for sand retention on 100mm type 1 granular subbase on subsoil.

Paved/ path areas would be in paving with open joints for soakage.

Conclusion:

We have thought carefully about the design and appearance of the outbuilding in order that the character of the area will not be affected. We have come up with a design that would respect the locality and immediate neighbours privacy.

Permission is already in place for a similar sized building. As other extensions have been built within the 3 year period the permission still stands.

To conclude, the changes to this property would not have a detrimental effect on any of the neighbouring properties or on the area as a whole. There would be no significant change compared to the scheme that has been approved already.

My clients wish to improve their home for their own benefit as they intend on residing at the property for the long term.