

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING APPLICATION

SITE:

14 Van Diemens Lane,
Oxford OX4 3QA

DESIGN AND ACCESS STATEMENT

Single Storey Rear and Part Second Storey Extension

By:



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January 2021

1.0 INTRODUCTION

- 1.1 This application seeks planning permission for construction of single storey rear and part second storey extension at 14 Van Diemans Lane, Oxford OX4 3QA.
- 1.2 The access arrangements to the property in question would remain unchanged

2.0 APPLICATION SITE

- 2.1 The application site is located at 14 Van Diemans Lane, Oxford OX4 3QA.
- 2.2 The site is currently a detached residential property occupied by two floors fronting Van Dieman Lane.

3.0 DESIGN PRINCIPLES

- 5.1 The design principle relating to the proposed development are set out as follows:
 - A single storey rear and part second storey extension is proposed on the land at 14 Van Diemans Lane, Oxford OX4 3QA.
 - The ground floor rear extension will have a Kitchen and a toilet. The second storey extension will extend the master bedroom and another bedroom.
 - The extension will have roof and walls to match existing. The elevations represent a well-balanced composition of form and proportion with an adequate palette of materials appropriate for the building use and location.
 - The floor areas of the proposed house meet the council's minimum floor area requirements and all the rooms' sizes exceed the council's minimum space standards.

4.0 PLANNING HISTORY

- 4.1 There is no planning history found for this property

5.0 CONCLUSION

- 5.1 The proposed development is capable of positive consideration against all relevant and applicable planning policies.
- 5.2 The proposed development concerns the erection of suitably design rear extension and part second storey extension to an existing residential dwelling house.
- 5.3 The proposed development will not result in an adverse impact in terms of residential amenity.
- 5.4 The extension of this property is designed to accommodate the growing family of 5. It is respectfully requested that planning permission in principle be granted.