

54 Blandford Avenue Oxford

OX2 8DZ

DESIGN AND ACCESS STATEMENT

Planning Application Submission

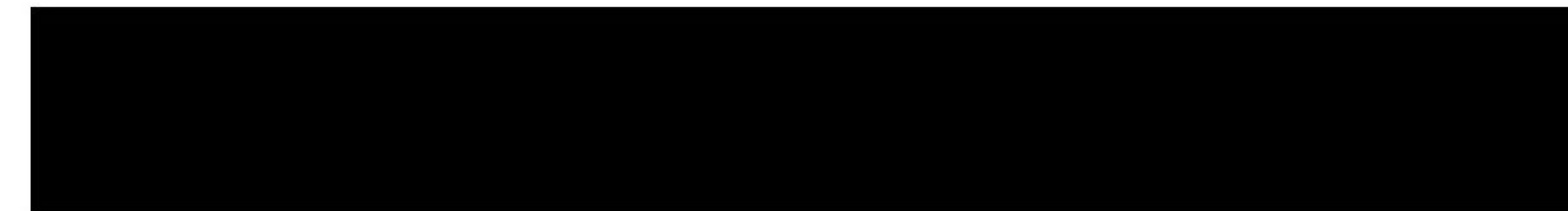
April 2021

INTRODUCTION:

The Statement explains the design thinking behind the planning application for the construction of a single storey side and rear extension. The application site comprises a single dwelling set within a large plot. The property benefits from a front garden and a large private garden to the rear. The driveway runs the side of the property to a side garage. The property has a large sized rear garden which rises towards the rear and is bounded by approximately 2.0m fencing. The boundary with 52 Blandford Avenue is also bounded by 2.0m high fence to the front and side.

Blandford Avenue features various architectural style dwellings. The street consists of a mix of semi-detached and detached two and three-storey properties with mixed character and different materials. A number of the properties benefit from an open front driveway which is used for parking.

The application site has an area of approximately 1,037sqm.



PLANNING HISTORY

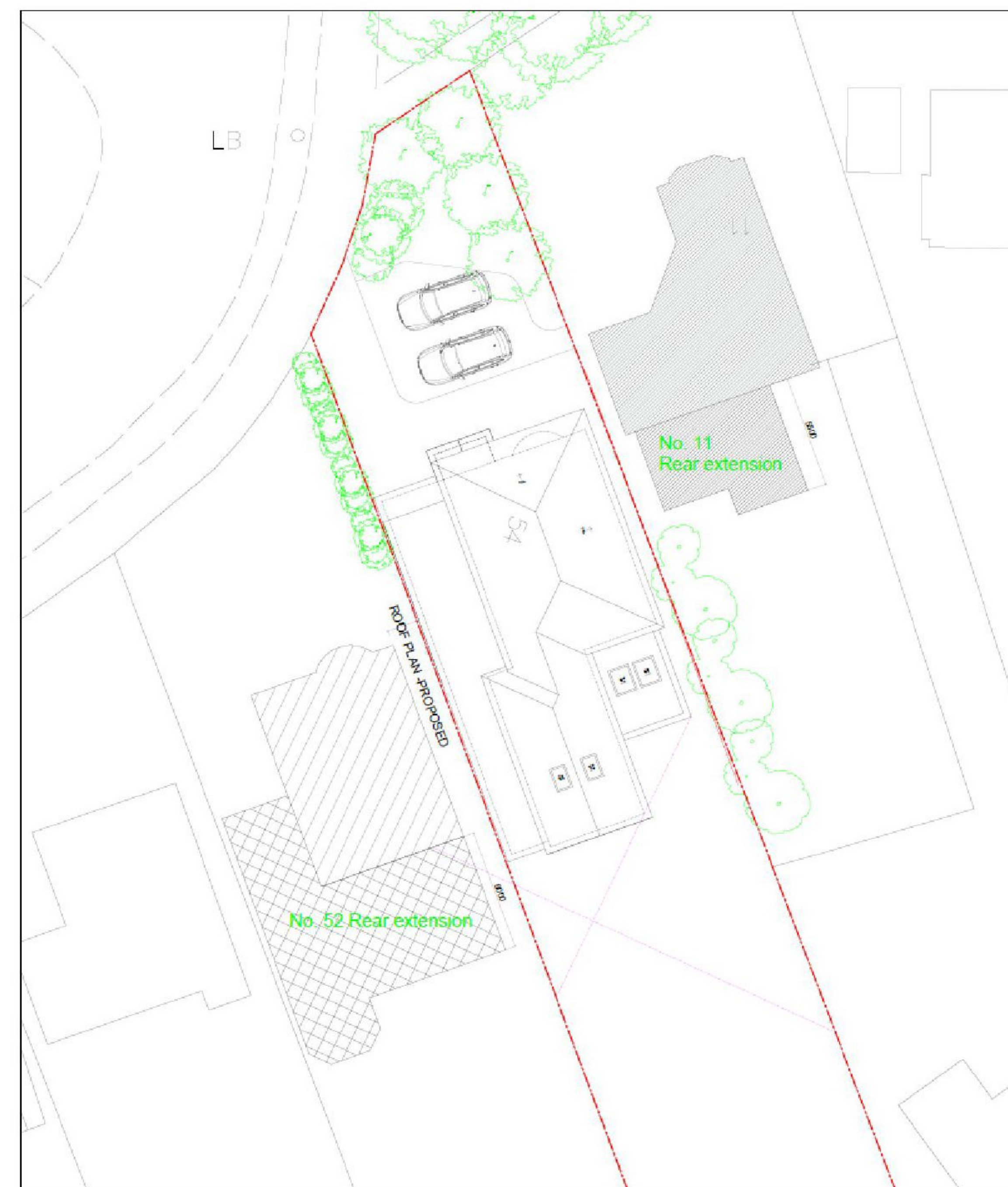
20/02461/CPU | Application to certify that the proposed demolition of garage and erection of a single storey side extension and a rear extension is lawful development (amended plans) (amended description). | 54 Blandford Avenue Oxford OX2 8DZ

20/02464/H42 | Application for prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m. | 54 Blandford Avenue Oxford Oxfordshire OX2 8DZ

70/22969/A_H | Erection of garage for private car (replacement) | 54 Blandford Avenue Oxford OX2 8DZ



Existing Block plan



Proposed Block plan

PROPOSED DEVELOPMENT

The applicant is seeking permission to construct a double storey side and rear extension which would provide additional space for a large open plan kitchen dining room. The extension would be finished in white render with a tiled roof.

The extension will project inwards the rear garden area with a length of 4.0 m measured from the existing kitchen outrigger and 4.4m from the rear wall of the existing garage. The rear extension would set in 1.0m from the west side elevation. The proposed first storey of the house will be with a ridge height of 7.0m which will be 1.2m lower than existing property.

The development consists of an additional storey and rear extensions approximately adding 140 sqm floor plan area. The proposed house will sit comfortably within the surroundings. The proposed additional first storey and extensions are in keeping and in scale with the adjacent dwellings. The extension would include a window in the front and side elevation, bi-folding doors within the rear elevation, and 4 skylights within the roof.

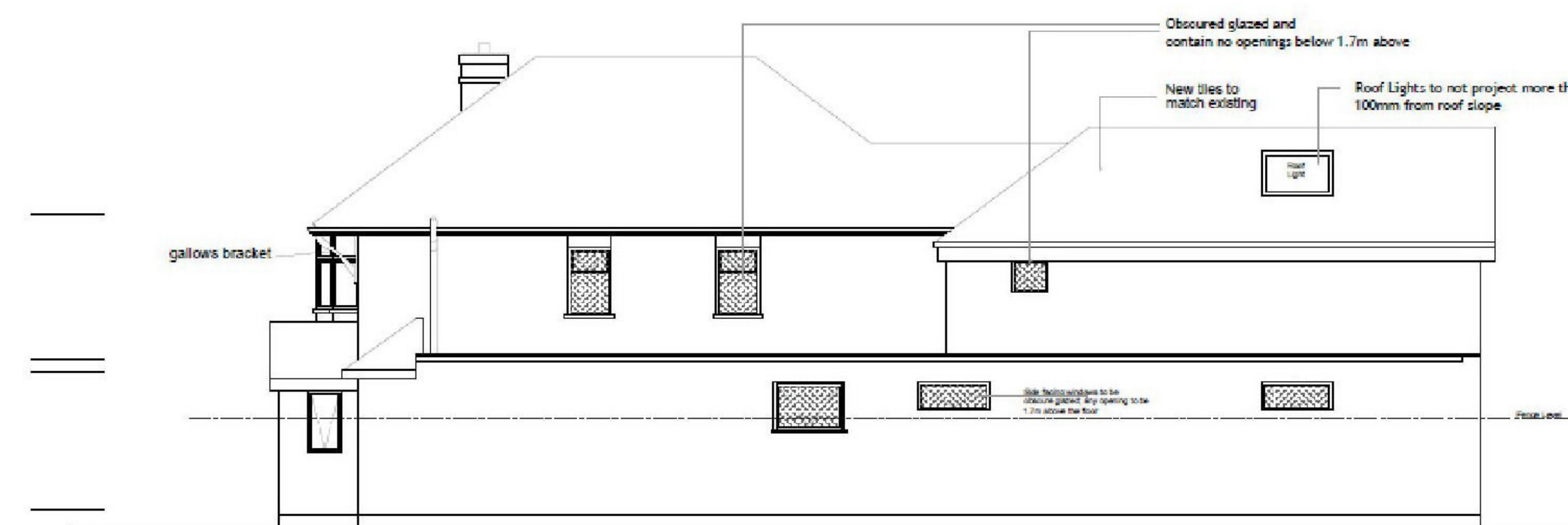
The overall height and pattern of development is therefore in keeping with those in the street.

Amount (building quantities)

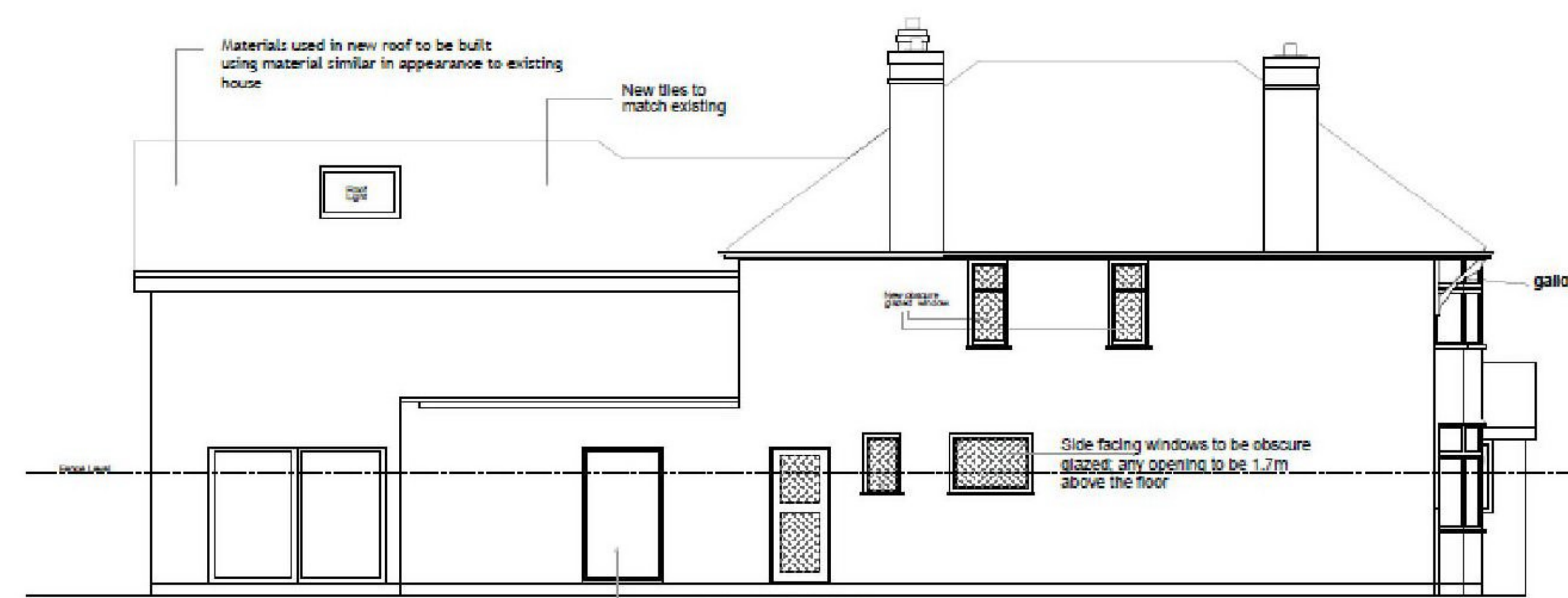
the new extension will increase the internal floorspace area by 140 m². The existing garden is 716.5 m², whereas after the extension the garden area will become 648.8 m²



FRONT ELEVATION (NORTH) - PROPOSED



SIDE ELEVATION (WEST) - PROPOSED



SIDE ELEVATION (EAST) - PROPOSED



REAR ELEVATION (SOUTH) - PROPOSED

Existing Buildings:

