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**Design & Access Statement
In Support Of Planning Application**

At

**Cherry Trees
Asthall Leigh
Witney
Oxon
OX29 9PX**

Proposal to

**Demolish Existing Conservatory & Build New Garden
Room & Detached Garage.**

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1.0 Introduction & Background

Robin Akers Ltd has been asked to submit this application by the owners of the property Mr & Mrs Sharp.

The wish to replace the existing conservatory which suffers like most buildings of a similar construction with being too hot in the summer and too cold in the winter to be of any use, with a new single storey extension to provide an enlarged dining & sitting area which allows full enjoyment of the rear garden.

In addition, the property has no garage to provide any secure storage for cars They now wish to provide this facility.



2.0 The Site Location

The property is situated in the small village of Asthall Leigh within the 30mph zone. The house is constructed of reconstituted stone under a tiled roof & is set back from the road with a deep frontage onto the minor road which affords good sight lines in both directions.

3.0 The Proposal. Context, Layout & Appearance



3.1 The Proposal

The proposal is to demolish the existing conservatory and replace this with a slightly larger single storey rear extension & to build a new detached garage in the front of the property.

3.2 Context

In the context of the site the proposed extension is small and will be largely unseen by neighbouring properties.

The garage has to be located in the front of the property as there is limited side access.

There are similar garages in the neighbouring property and also in the same street on the opposite side of the road.

3.3 Layout

The new extension will provide a new dining and seating area allowing full enjoyment of the rear garden.

The new garage will provide secure parking for two cars.3.4 Appearance

Because the existing property is a bungalow between two houses it tends to be overshadowed. Because the property is now two storey in will fit into the street scene in amore balanced way.

The mix of rendered block work and brick under a tiled roof used in the construction is consistent with those of the adjacent properties.

3.4 Materials

The materials used in the construction of both the garage & rear extension will match the existing so far as this is practically possible.

4.0 Parking & Access

4.1 Access

Level access into the property will be provided in order to comply with Pt regulations.

4.2 Access sight lines onto the minor road are good in both directions. The existing low stone wall does not interfere with vision and there is a wide grass verge between the access and road so although there is no footpath at this point pedestrians are easily visible. Turning within the site is possible so access onto the road is always forward.

5.0 Environmental & Ecological

There are no conservation or wildlife implications. There is no evidence of activity by bats or other endangered species.

6.0 Landscaping & Sustainability

The front of the property is already a mix of self draining materials and paving & this will be maintained.

A sustainable urban drainage scheme will be designed to manage the storm water run off from roof and hard standing areas.

The new building will be insulated and constructed in accordance with all current methods.

7.0 Summary & Conclusion

- The proposal is to demolish the existing conservatory and replace it with a new single storey building & to erect a new double garage in the front garden
- There is no Traffic Impact.
- There is no adverse impact on wildlife.
- Simple landscaping proposals are sustainable and will improve the street scene.

From this comparison we believe that developing the site would meet the required criteria and provides a viable and sustainable alternative to the existing bungalow.