

Proposed Alterations to provide additional accommodation at 4 Millers Cottages Mill Street Eynsham OX29 4JX

Design & Access Statement

On behalf of Applicants Michael & Sheila Redfearn

1.0 Introduction and Background

1.1 4 Millers Cottages

The existing house and the neighbouring infill development were built around 2015, under planning approval 14/1091/P/FP and preceding approvals. No 4 is a semi-detached 2-bedroom house accessed via a private drive off Mill Lane, shared with adjacent dwellings. The shared drive serves paved forecourts adjacent to the house frontages, used for parking and access.

1.2 Applicant Needs

The applicants Michael & Sheila Redfearn have recently moved to 4 Millers Cottages. They each have limited physical mobility and accordingly they seek improvements to the accessibility and amenity of their new home, to comprise:

- more direct and sheltered access at the front door, providing some space for outdoor coats and shoes
- provision of WC facilities at ground floor level
- a larger kitchen and dining area with easier circulation, additional storage space and improved access to worktops and appliances

Parking will continue to be on the paved forecourt.

1.3 Planning Pre-Application advice

A submission for pre-application advice was submitted in May 2021, reference 21/01811/PREAPP; with WODC guidance forthcoming as Sarah Hegerty letter dated 15.6.2021, included as part of this Design & Access Statement, at Appendix 2.

2.0 The Site and Surroundings

2.1 The Site

The site falls within Eynsham Conservation Area.

The Millers Cottages development forms a small enclave off Mill Street; comprising around thirteen plots (see Block Plan drawing 002). To the south and east, the immediate neighbours to No 4 comprise new houses forming part of the overall Millers Cottages development, and are of similar scale and materials, and arranged in pairs or short terraces.

The Eynsham Medical Centre building abuts No 4's back garden, immediately to the north. Relatively new houses and flats forming part of the St Leonard's Place infill development lie immediately to the west.

2.2 Parking

Two 'nose-to-tail' parking spaces are allocated to No 4, on the paved forecourt area.

Under the proposals, the existing parking provision would be retained.

2.3 Existing Trees & Landscaping

There are no significant trees on or adjacent to the application site are indicated on drawings. Existing ground cover planting adjacent to the proposed entrance porch will be reinstated in similar planting. The proposed ground floor rear extension would occupy mainly existing grassed areas.

2.4 Flooding and Drainage

The application site is not located in an area at risk of flooding. Rainwater disposal is believed to be to local soakaways and will be adapted to a similar arrangement, with new on-site soakaways to be formed if necessary.

Foul drainage connections run from SVP stacks to the rear of the property, located in the existing kitchen and running to inspection chambers located at the front elevation. The existing arrangement will be adapted with new connections to be formed from the proposed new WC and from new sink and appliance positions within the proposed extended kitchen

2.5 Conservation & Biodiversity

No protected species are known to be present.

3.0 The Proposals

3.1 Amount & Scale

Under the proposals comprising both the rear extension and the porch extension, the ground floor plan footprint measured as gross internal area, would increase by around 50%.

3.2 Design Solution

Layout options were explored with the applicant. The design of the proposed alterations closely follows the materials, character and architectural detail of the existing building.

3.3 Appearance

Overall form, materials, colours and the detailed design of subsidiary elements of built form such as fascias, soffits and rainwater goods would all closely follow the precedent of the existing building.

3.4 Potential Impact on Adjacent Properties

The Applicants have discussed their proposals with immediate neighbours at No 5 Millers Cottages, who are understood to support the proposals.

Minimal impact on No 5 Millers Cottages is anticipated. No impact is anticipated on any other adjacent properties.

3.5 Means of Access

Access to the adapted building will continue to be from the existing paved forecourt; appropriate provision will be included in accordance with the DDA Regulations and Building Regulations.

Vehicular access to the site will not be affected in any way.

4.0 Conclusion

4.1 The proposed development is a modest response to the applicants' needs for improved family accommodation and amenities, including sheltered entrance, ground floor WC facilities and improved accessibility and amenity of the kitchen and dining space.

Proposed materials and appearance fully respect existing precedents.

Appendix 1 - Site photographs of the existing context



Looking into shared access & parking area, with 4 & 5 Millers Cottages to right and houses forming part of St. Leonard's Close beyond.



Front entrance & projecting canopy to No 4, showing boundary wall to St. Leonard's Close beyond, also showing local ground cover planting at front door.



Front entrance & projecting canopy to No 4, also showing boarded gate to side access passage

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Rear garden view of No 4, with 1.8m boundary fence to No 5 Millers Cottages to left.



Angled view showing boundary fence to No 5 Millers Cottages to left; also showing No 5 existing pergola.



Angled view showing boundary wall and houses forming part of St. Leonard's Close beyond.



No 4 rear garden view looking north, showing high gable boundary wall forming part of the Eynsham Medical Centre building; with boundary fence to No 5 to the right.

Appendix 2 – Pre-application advice letter

Planning and Strategic Housing

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On Behalf Of:
C/o Steve Wolstenholme
Unit 2, Swinford Farm,
Swinford
Eynsham Oxford
OX29 4BL

Date: 15th June 2021
Our Ref: 21/01811/PREAPP
Please ask for: Sarah Hegerty
Telephone: 01993 861713
Email: sarah.hegerty@westoxon.gov.uk

Dear Sir/Madam

Town and Country Planning Act 1990

APPLICATION: 21/01811/PREAPP
PROPOSAL: To create entrance porch and rear extension
AT: 4 Millers Cottages 17A Mill Street Eynsham

I write in regard to your enquiry received by the Council on the 17.05.2021 seeking the pre-application views of the Local Planning Authority. The relevant information is set out below. Please be aware of the disclaimer at the end of this letter. If you have any questions relating to the advice given, please contact the Case Officer.

Policies

OS2NEW Locating development in the right places

OS4NEW High quality design

EH9 Historic environment

EH10 Conservation Areas

H6NEW Existing housing

T4NEW Parking provision

NPPF 2019

DESGUI West Oxfordshire Design Guide

Proposal

This enquiry seeks pre-application advice on the erection of an entrance porch and rear extension at 4 Millers Cottages in Eynsham. The application site relates to semi-detached dwelling located on a new residential development which is located to the rear of Mill Street. The application site is situated within the Eynsham Conservation Area.

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This enquiry follows on from a previous enquiry (under LPA ref: 21/01027/PREAPP) which established that the principle of a porch and single storey rear extension is considered to be acceptable in principle.

The proposal seeks to erect a single storey porch to the front of the main dwellinghouse. The proposed porch would consist of a traditional pitched roof and would be constructed using appropriate and traditional materials such as reconstituted stone under a tiled roof to match those used for the existing dwelling. As for the single storey extension, this would consist of a traditional pitched roof and would utilise traditional materials such as reconstituted stone under an interlocking tiled roof to match the existing dwellinghouse. Both elements are considered to be fairly modest additions to the main dwelling which are considered to be in keeping with the existing dwelling and the surrounding area, including the Conservation Area.

With regard to impact on neighbouring amenity, the proposed dwelling should respect the outlook and light available to neighbouring properties. This will be assessed on site as part of the submission of a formal planning application, whereby officers can take a better look at the arrangement of the neighbouring properties. In addition to this, neighbouring properties will be consulted on the application and their comments taken in to account when considering the application. West Oxfordshire District Council would encourage all applicants to consult with neighbouring properties prior to the submission of any application.

Please note that all applications should demonstrate a net gain in biodiversity where possible. This may be through the provision of bat/bird boxes, for example.

This advice is given on the basis of the information that you have supplied. The Local Planning Authority will not be responsible for any errors resulting from inaccuracies in that information and the consideration of amenity issues from within neighbouring properties have not been assessed.

I trust this is of some assistance. If I can be of further help, please do not hesitate to contact me.

Yours sincerely,

Sarah Hegerty
Planner

Useful links

Sustainability Standards Checklist: <https://www.westoxon.gov.uk/planning-and-building/planning-permission/make-a-planning-application/sustainability-standards-checklist/>

West Oxfordshire District local plan: <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-2031/>

Environment Agency: www.environment-agency.gov.uk enquiries@environment-agency.gov.uk

Thames Water: developer.services@thameswater.co.uk

Natural England: www.naturalengland.org.uk

NPPF: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Disclaimer

- Please note that this is an officer's opinion and is in no way binding Members of the Area Planning Sub Committee.
- The above advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function.

West Oxfordshire District Council Planning Department promotes email correspondence as it is the quickest, easiest and most environmentally friendly way of contacting us.

Contact us at planning@westoxon.gov.uk