

Design and Access Statement for Erection of Summerhouse, 3 Thorpes Field, Alvescot

Proposal

The proposal is for erection of a summerhouse of a rectangular design as shown in exemplar photograph – Figure 1. The maximum size of the summerhouse will be 3.5m width x 2.5m depth. External materials will be wood cladding to be sympathetic to other similar outhouse constructions in the surrounding gardens. The summerhouse will be placed on a concrete plinth which will be limited to the size of the summerhouse footings. The summerhouse will be placed alongside the existing boundary.

Usage

With a growing young family and lack of larger affordable properties in the village, the applicants will utilise the summerhouse for additional garden recreation space and as a reading/school/work study space by household occupants.

Access

Access to the summerhouse will be via the existing garden access from the rear of the house property. No additional accesses will be required to be installed or existing accesses changed.

Applicable Policies

- OS2NEW Locating development in the right places
- OS4NEW High quality design
- EH10 Conservation Areas
- NPPF 2019
- DESGUI West Oxfordshire Design Guide

Planning Considerations

The site lies within the Alvescot Conservation Area. The principle of development and similar outbuilding construction precedent has been established in the approved schemes for 5 Thorpes Field, Alvescot at 20/02420/HHD and 21/00853/S73 whereby they were considered to be acceptable in design terms and appropriate for the site location and the character and appearance of the wider landscape and the setting of the Conservation Area.

The proposed summerhouse is to be sited inside the boundary of the host dwellings residential curtilage. The proposal is considered a minor alteration to the overall residential design. The proposed summerhouse will not be visible from the roadway and therefore will not have an adverse impact upon the visual appearance and character of the streetscene.

Within a Conservation Area, Officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further the paragraphs of section 16 'Conserving and enhancing the historic environment' of the NPPF are relevant to consideration of the application. In this regard the proposed summerhouse would respect the special qualities and historic context of the Conservation Area and would maintain the appearance of the heritage asset given the nature of what is proposed and its location.

Given the single storey scale of the proposed summerhouse, the existing boundary treatments along the northern boundary, the separation distance between the proposed outbuilding and the adjacent property number 1 and 5 Thorpes Field, the proposal would not give rise to any adverse impacts in regards to neighbouring amenity issues such as loss of light, loss of privacy, overlooking or overbearing.

