

PROPOSED CONSERVATORY TO 12 BEARS HEDGE, IFFLEY, OXFORD, OX4 4JJ.

PLANNING STATEMENT

October 2020

REV 2

Mr & Mrs Johns

PLANNING STATEMENT

THE SITE:

The property is a modern semi-detached house built with brick walls, and stained timber windows and doors under a roof of plain tiles. Although a pleasant enough house, and providing the usual level of accommodation expected of a small modern home. It clearly has no historic value or architectural interest. Set against its neighbours of similar houses in the close, it neither adds to nor detracts from the character of the area.

PROPOSAL:

The proposal is to construct single storey flat roof (single ply membrane) Side extension , brickwork to match the existing property.

The property has recently undergone extensive refurbishment and has been extended on the side with an extension to house elderly relatives. This provides additional accommodation to allow two generations of family to live together, with the younger generations offering support to the older family members.

This extension would facilitate the annex providing a wet room to allow quality accessible washing facilities.

FLOOD RISK:

Due to the location of the site it is considered that there will be no requirement for a Flood risk assessment.

PARKING

The proposal will have no impact on the present car parking arrangements.

ACCESS

The Annex has been designed with level access and the wet room FFL would match the existing.

SUMMARY

We believe the proposal to be a well-conceived and sensitively designed proposal, which will provide the standard of living accommodation required whilst ensuring that the character of the property and of the area will be maintained. The scheme will not impact upon the overall appearance of the house, and will not be visible from the main public highway.