

The One-Stop Planning Service

18 Dearlove Close, Abingdon OX14 1LP tel: 07846 962 886

Design and access statement for 117 Staunton Road, Oxford

Much of this proposal has already been approved under applications 20/02943/FUL (erection of single storey rear extension to the main house and erection of single storey rear and front extensions to existing outbuilding) and 21/01309/FUL (erection of single storey rear extension, erection of single storey front and rear extension to existing outbuilding and infill side extension to connect to main property; insertion of window to side elevation). This is shown on the associated drawings in green. It is presumed that the acceptability of these elements of the application have already been determined and so this design and access statement will concern the new elements only (shown in red on the associated drawings) - ie the provision of a new roof lantern to the flat roof of the proposed side extension; the provision of a new roof lantern structure to the existing rear conservatory, and the provision of a new shower room to the existing balcony.

Roof lantern to extension - this is proposed to bring additional light into the extension. It is proposed that no issues are raised by this element of the proposed works.

New roof lantern to existing conservatory - it is proposed to replace the existing glass roof with a new lantern structure. This lantern structure will be no higher than the existing and so it is proposed that there are no problematic issues raised by this element of the proposal.

New shower room - the materials used in the construction of the new external wall will match the existing construction at first floor level. The proposal will have no impact on the next door property, and will have no detrimental impact on the public realm.

Daylight and sunlight assessment

There are no daylighting implications of this proposal.