

KITCHEN EXTENSION

1 St. Andrews Road, Old Headington
OX3 9DL

DESIGN & ACCESS, PLANNING STATEMENT

1.0 DESIGN & ACCESS:

- 1.1 The dwelling is an early 19C three storey house that has a two storey rear out shot that houses the kitchen and master bedroom. 15 years ago it had a two storey extension and atrium added to the rear and a glazed link to the converted garden shed. The house is listed Grade II.
- 1.2 The proposed development consists of the demolition of the glazed link and single storey rear lean-to to the kitchen, and their replacement by a similar lean-to and flat roofed $3/4$ height glazed extension to the kitchen.
- 1.3 The existing kitchen is too small to accommodate dining and is rather poorly lit, being north facing with relatively small windows. The new extension will allow light into the body of the kitchen via rooflights in the rebuilt lean-to roof and through the glazed screen walls around the edge of the new structure. Once built the combined kitchen and dining area will make this part of the living accommodation much more user friendly.
- 1.4 The net increase in floor area is 9.2 m², all of which is gained from extending the line of the kitchen's east wall up to the south wall of the shed/utility room. The overall height of the extension will be only marginally higher (250mm) than those it replaces, resulting in little apparent change to the massing and bulk of the house.
- 1.5 Access to the new extension will be from the kitchen, the floor level being that established by the current kitchen floor.

2.0 PLANNING STATEMENT:

- 2.1 The proposed development is for the demolition of an existing glazed passage between the rear of the existing kitchen and the Utility Room, and its replacement by a glazed extension extending the kitchen.

3.0 POLICY CONTEXT:

3.1 Oxford Local Plan 2036:

- S1 - Sustainable development

- DH1 - High quality design and placemaking
- DH3 - Designated heritage assets
- H14 - Privacy, daylight and sunlight
- RE3 - Flood risk management
- RE4 - Sustainable and foul drainage, surface and groundwater flow

Headington Local Plan:

- GSP4 - Protection of the setting of the site
- CIP1 - Development should respect local character
- CIP4 - Protecting important assets

Other material Considerations:

- NPPF
- Old Headington Conservation Area

3.2 Relevant Site History:

68/19595/A_H - Erection of store
 80/00059/NFH - Extension
 87/00324/NFH - Alterations to form garage
 87/00323/LH
 89/00773/NFH - Change of use to dwelling
 89/00772/LH
 03/02004/FUL - Alterations and extensions
 03/02003/LBC
 04/00915/FUL - Amendment to above

3.3 Issues:

- Visual Impact and effect on listed building
- Effect on neighbours
- Visual impact on Conservation Area

- 3.3.1 Visual Impact and effect on listed building: This is discussed in more detail in the Heritage Statement, but can be summarized as being minimal, causing no harm to the listed building as only modern fabric will be affected. The extension is an infill between existing modern structures and is only marginally higher (250mm) than the building elements it replaces. The proposed materials are from the existing palette and complement what is already there.
- 3.3.2 Effect on neighbours: It is not possible to view the site from anywhere outside it, apart from the upper floors of the other half of the building (no.3 St. Andrews Road). Since the new extension is going to be no higher than the top of the existing boundary wall it can have no effect upon either of the adjoining properties and so does not harm their amenity in any way whatsoever.

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- 3.3.3 Visual impact on Conservation Area: The proposed extension cannot be viewed from anywhere within or without the Conservation Area: There will be no harm to the CA.

4.0 CONCLUSION:

- 4.1 The proposed extension will not harm the fabric or setting of the listed building, nor, by virtue of its location within a completely private courtyard, will it harm the Conservation Area. It is therefore in accord with national and local policy.

- 4.1.1 We commend the application to the Council.

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