

**Planning, Design & Access Statement
Proposed New Garage With Office Above
Together with Revised Driveway and Parking Arrangements
for Approved New Dwelling
at Park Farm, Lower End, Alvescot, OX18 2QA**

Application by Joe & Anna Harter

Application for full planning permission for proposed new garage with office above together with revised driveway and parking arrangements to serve new dwelling approved by permission 19-01267-FUL and 21-03766-S73.

17.02.2022

Introduction

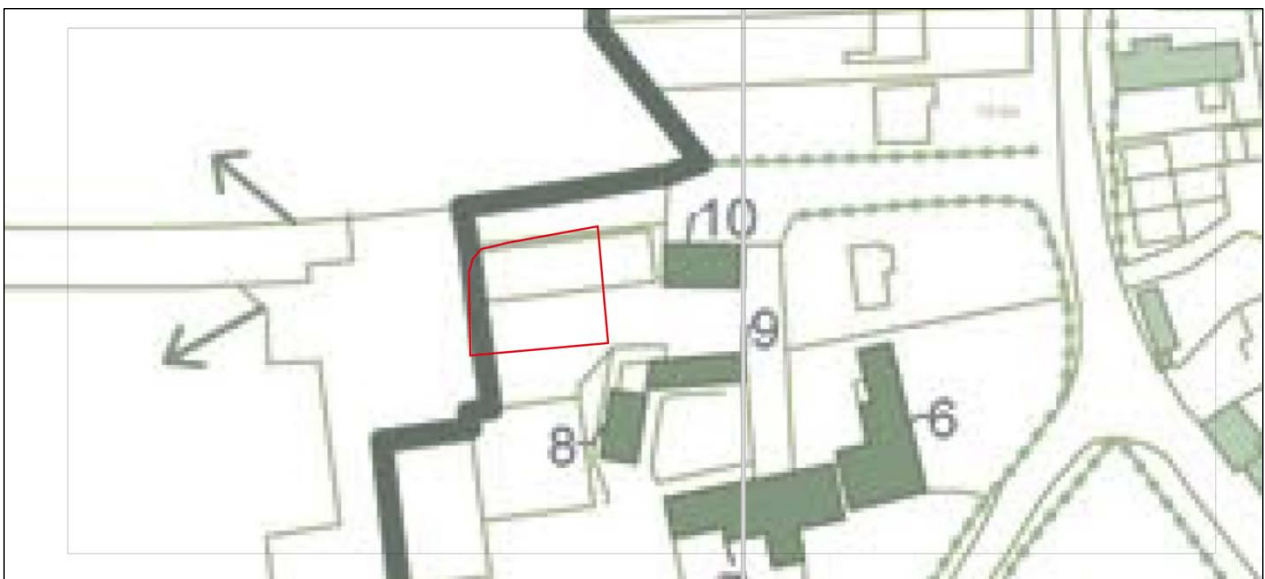
This Design and Access Statement has been prepared in support of an application for full planning permission for a garage with home office above together with revised driveway and parking arrangements, to serve the new dwelling at Park Farm, Lower End Alvescot, OX18 2QA, approved by permission reference 19-01267-FUL as amended under permission reference 21-03766-S73.

This Planning, Design and Access Statement should be read alongside the following drawings:

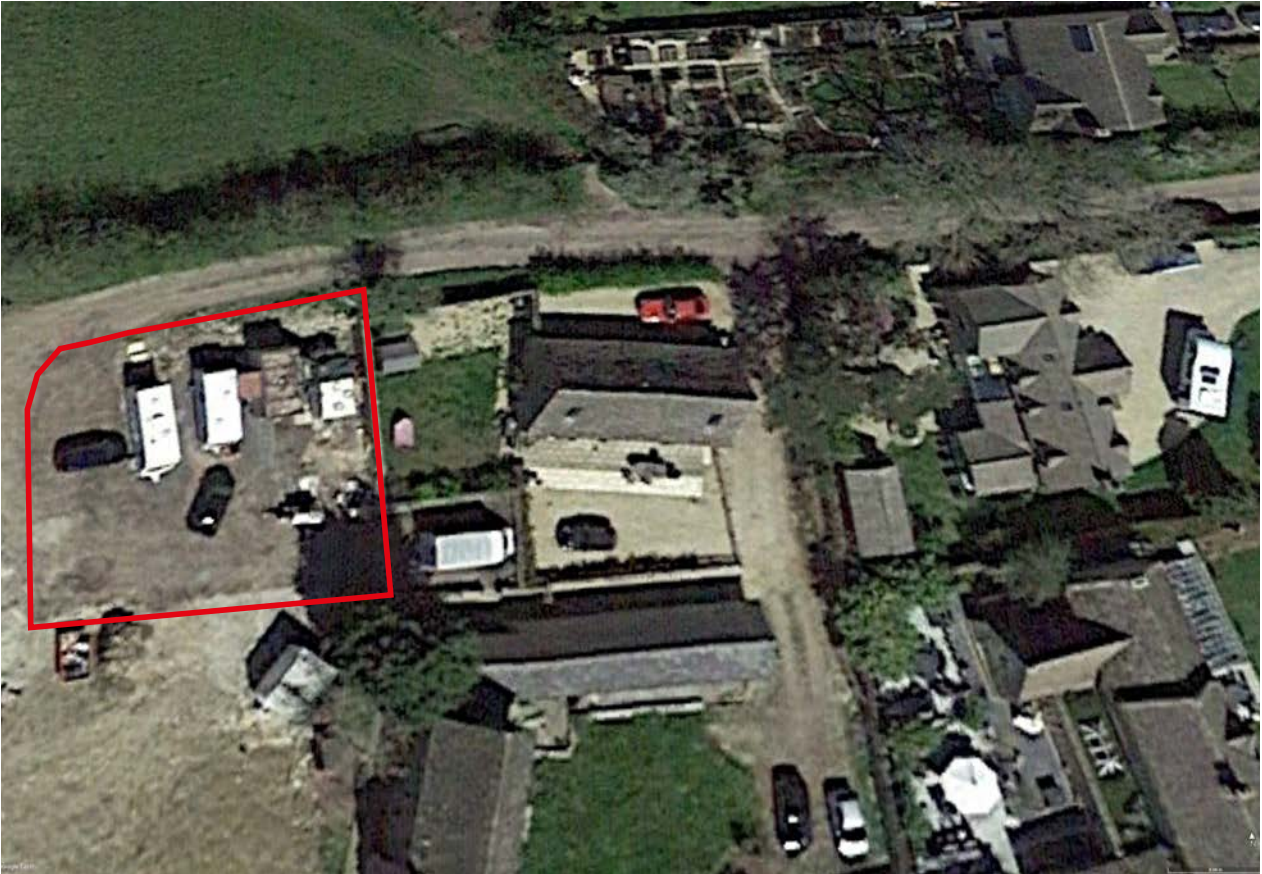
Design and Access Statement Proposed Garage for Approved New Dwelling Alvescot
 P6G_000 Location Plan Proposed Garage for Approved Single Dwelling Alvescot.pdf
 P6G_001D Plans and Elevations Proposed Garage for Approved Single Dwelling Alvescot.pdf
 P6G_002D Context Elevation Proposed Garage for Approved Single Dwelling Alvescot.pdf
 P6G_003 Site Plan Proposed Garage for Approved Single Dwelling Alvescot.pdf
 P6G_004 Block Plan Proposed Garage for Approved Single Dwelling Alvescot.pdf
 P6G_005 Proposed Garage Doors, Office Door 1-20 scale.pdf
 P6G_006 Proposed Outdoor Staircase 1-20 scale.pdf

The Site

The proposed development site was formerly occupied by a steel frame barn forming part of the gardens and grounds of Tawny Cottage (Park Farm) and has planning permission for a detached new dwelling (under construction) and a new driveway to serve Tawny Cottage. The new driveway is now included with the new dwelling instead of serving Tawny Cottage, which retains its own separate drive and parking to the east. The additional strip of land will provide access to the new dwelling from the private road which provides access to the highway (unchanged), plus additional vehicular parking and space for a garage with office above for home working. The site is located on the western edge of the Alvescot Conservation Area.



The application site falls within the Alvescot Conservation Area



The proposed development increases the number of parking spaces serving the new dwelling by two spaces (two garage spaces and two in the driveway). The existing access from the highway via a private road is unchanged by the proposals.

Planning Background

Relevant planning history on the application site includes the following:

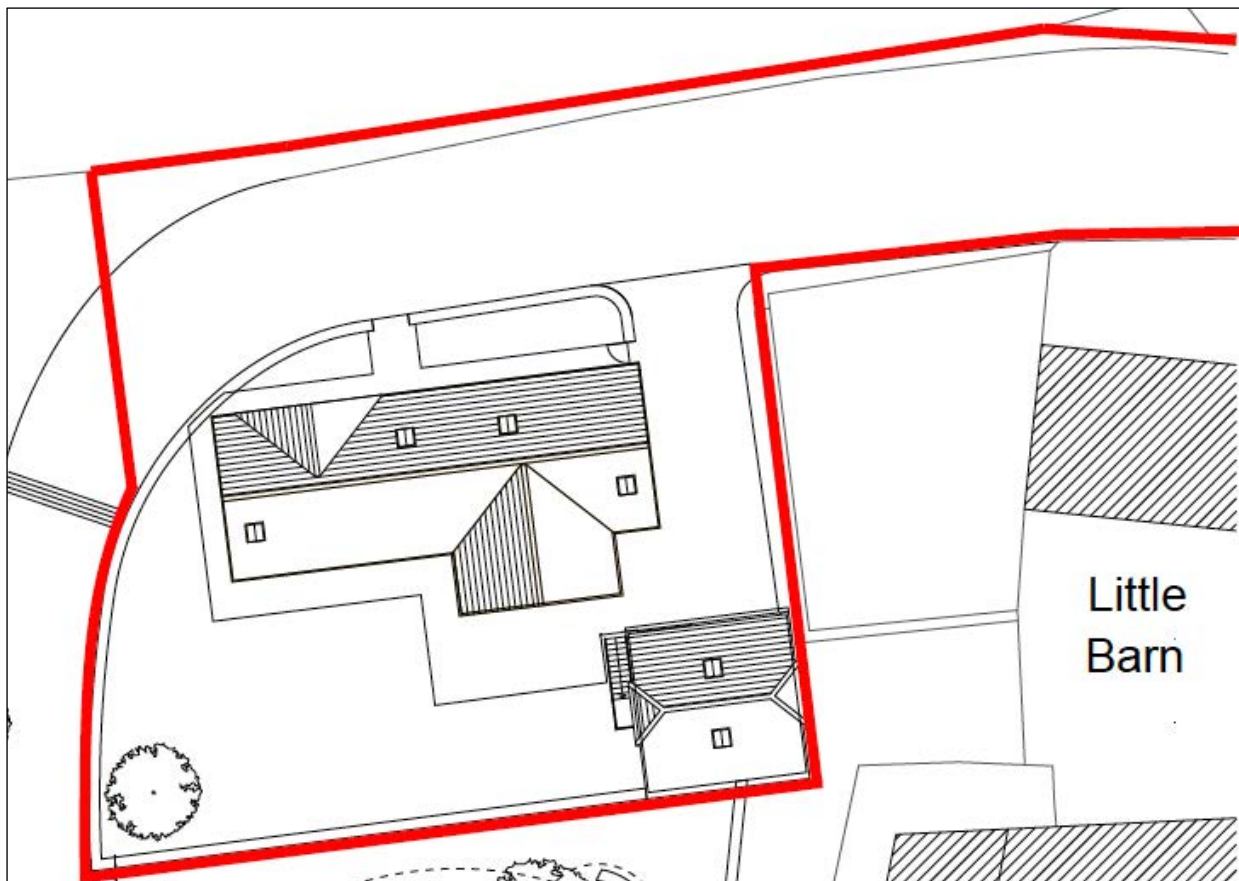
- Full planning permission for a single dwelling and adjacent new driveway to serve Tawny Cottage was permitted in 2015 (Reference 15/04047/FUL).
- Planning permission was renewed in 2021 under permission reference 19-01267-FUL, approved on July 19th, 2019.
- An application for minor amendments to the approved scheme 19-01267-FUL was approved under planning reference 21-03766-S73 on January 10th, 2022.

The Development Proposal

This application seeks full planning permission for a garage with home office above and revised driveway and parking arrangements to serve the new dwelling at Park Farm, Lower End Alvescot, OX18 2QA, approved by permission reference 19-01267-FUL as amended under permission reference 21-03766-S73.



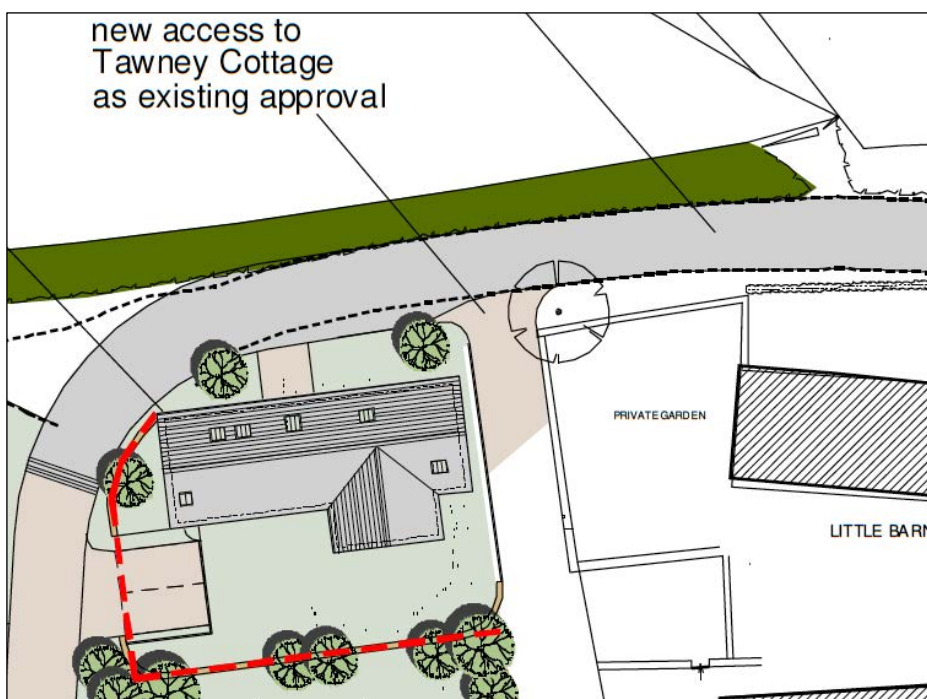
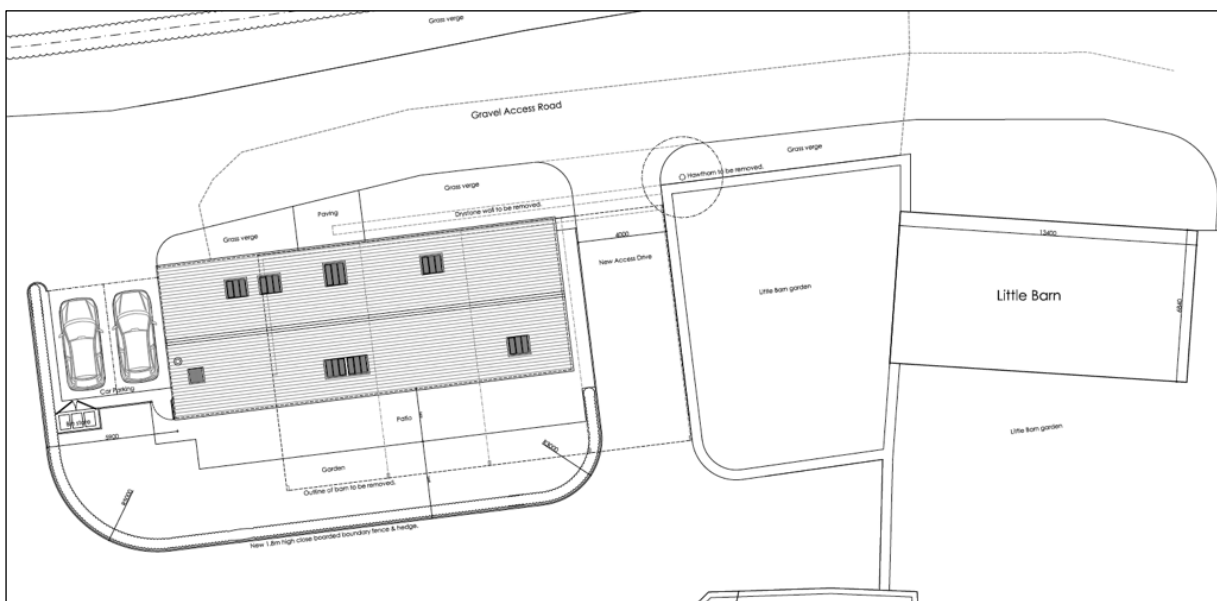
The proposed garage (left) sits behind the approved new dwelling and is lower in height.



Application site plan (not to scale)

Siting

The proposed new garage has been carefully sited to reduce its visual impact, set close to and partially behind the new dwelling. Together with the design, the siting has been carefully considered to avoid adverse impact on the neighbouring properties and the wider conservation area. The siting prevents the loss amenity or loss of privacy of neighbouring properties. The use of the additional strip of land between the approved new dwelling and the side garden of Little Barn as a driveway will have no greater impact on the amenity of the neighbouring properties than the scheme previously approved by the council under permission reference 15/04047/FUL which granted consent for the strip of land to be used as a driveway access to Tawney Cottage. The access from the private road into the drive and the use of the land as a drive is entirely unchanged from the previously approved scheme.



Previous consent ref 15/04047/FUL (site plan above not to scale) included a driveway between new dwelling and the garden to Little Barn also shown on approval 19/01267/FUL currently being built out (site plan below, not to scale).

Use

No change of use of land is proposed. The application site is formed of two parcels of land previously part of the gardens and grounds of Tawny Cottage (Park Farm) in Use Class C3 and will remain C3. The driveway and proposed new garage will be used in association with the new dwelling approved under permission reference 19-01267-FUL, as amended under permission reference 21-03766-S73. The use of the garage and home office will be ancillary to the approved new dwelling.

Amount

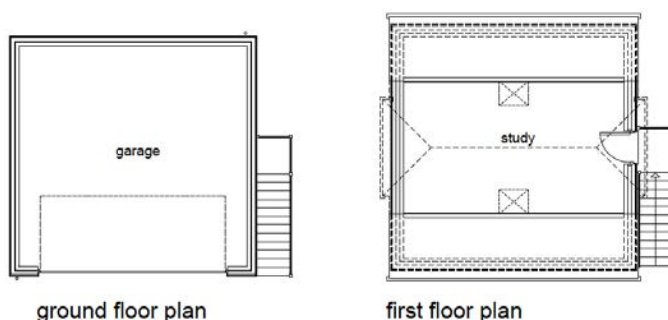
The proposed development has a Gross External Area (GEA) of 43SQM. The Gross Internal Area (GIA) of the garage is 37.3SQM and the GIA of the home office is 21.4SQM.



Proposed double garage with home office above (not to scale)

Layout

The proposed garage is located to the south east of the approved dwelling and sits close to the rear and behind the site. The ground floor is laid out as a double garage with a single double garage door designed in the style of two separate coach house doors, allowing two cars to park. The style is considered appropriate to the conservation area setting. Upstairs the roof space is laid out as a single room to be used as an office for home working, accessed by an external metal staircase on the west elevation.



Proposed double garage with home office above (not to scale)

Scale

The scale of the proposed garage has been carefully considered to ensure the outbuilding appears subservient to the new dwelling it serves. The proposed garage is 6.6m in height. The width is 6.7m and the depth 7.1m. The proposed garage is 0.6m lower than the height of the approved one and a half storey dwelling.



Proposed garage (left) in context of the approved new dwelling (right) viewed from the front



Landscape and Boundary Treatment

No changes are proposed to the approved boundary treatments from the scheme approved by planning permission 21-03766-S73 on January 10th 2022 and discharge of conditions reference 21/01417/CND. The parking space provision approved under permission reference 19-01267-FUL as amended under permission reference 21-03766-S73 is further amended by the new proposals, with two spaces for vehicle parking provided in the new driveway and two in the double garage.

Appearance

The proposed design is traditional in style, with half hipped gabled roof, and traditional architectural details, roof pitch and materials sensitive to the location within the Alvescot conservation area.

Design

The proposed design takes a traditional rectangular form with half hipped gable roof. The design follows the same form and details as the four garages previously approved on land at Park Farm adjacent to the new dwelling. The design is appropriate to its setting within the Alvescot Conservation Area.

Locally Distinctive Materials

High quality materials are proposed for the new garage appropriate to its location within the Alvescot Conservation Area. The proposed materials mirror those approved for the garages serving the new dwellings on the adjacent site at Park Farm and approved by discharge of conditions application 21/01417/CND:

- brick plinth constructed in red orange multis (Vandersanden Wickford Antique bricks)
- painted softwood feather edged horizontal timber cladding
- reclaimed handmade plain clay tiles, hog's back ridge tiles and bonnet hip tiles
- Buckingham Chartridge Wooden Garage Door by Woodridge Garage Doors (detailed 1:20 scale drawings submitted)
- Timber plank door to office (detailed 1:20 scale drawings submitted)
- Black metal staircase (detailed 1:20 scale drawings submitted)

Parking and Access

Access from the highway is unchanged by the proposed development. The site is accessed via an existing private road which leads from the highway to the previously approved entrance and driveway formerly intended to serve Tawny Cottage. The driveway will provide the approved new dwelling with parking for two vehicles and garaging for two further vehicles. Turning space is available onto the private road to allow vehicles to enter the highway in forward gear as in the currently approved scheme. The swept path, visibility spays and all other aspects of the design of the driveway entrance from the private road are unchanged from previously consented schemes.

Drainage

No changes are proposed to the approved storm drainage or foul drainage strategy detailed in the discharge of conditions application 21/01417/CND. Storm water from the roof of the proposed garage will be collected by gutters and directed via downpipes into the storm water drainage system serving the approved new dwelling. The additional area of roof and the volume of run off are de minimis and will be incorporated into the approved scheme. The driveway will be laid using permeable paving blocks that is compliant with SUDS (sustainable urban drainage system).

Joinery (Doors and Windows)

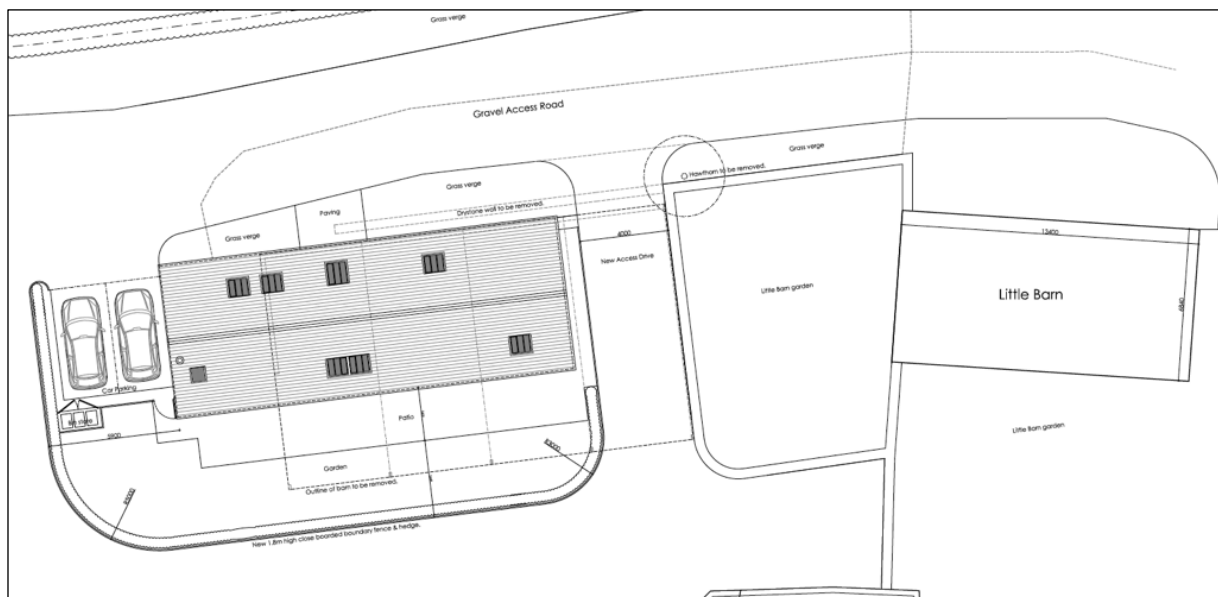
Details of the proposed garage doors are submitted with the application at a scale of 1:20. The proposed rooflights to the front and rear serving the home office are standard Velux Conservation rooflights. Details of the proposed black metal external staircase are submitted with the application.

Ecology

The proposed development is on land currently providing a driveway access to Tawny Cottage and was previously within a steel frame barn and is therefore of low ecological value. The proposed development will not result in harm to existing habitats or have any other wider ecological impact. To enhance bio-diversity, the proposed garage will incorporate a twin chamber build-in sparrow nesting box in the east gable end elevation at a height above 4m. The location and height of the twin chamber sparrow nesting box are shown on drawing P6G_007 Bio Diversity Enhancement Proposed Garage for Approved Single Dwelling Alvescot.

Refuse Storage

No changes are proposed to the approved refuse storage arrangements.



Access from the private road is as approved by permission ref 15/04047/FUL (site plan above not to scale) which also included the driveway to Tawny Cottage which will now serve the approved new dwelling and provide access to the proposed garage.

Summary

The proposed development is a small scale, high quality, addition to the approved new dwelling at Lower End, Alvescot, approved by permission 19-01267-FUL as amended under permission reference 21-03766-S73. The addition of the strip of land to the east of the new dwelling, currently providing a second access and driveway to Tawny Cottage, enlarges the site and provides additional off-street parking spaces and room for a garage with home office. The use of the land as a driveway to serve the new dwelling has no greater impact on the neighbouring property, Little Barn, than the previously approved use as a driveway serving Tawny Cottage. Tawny Cottage retains an independent access, driveway and parking to the east.

No change is proposed to the existing access from the highway. The driveway from the private road to the new dwelling is altered from the approved scheme 19-01267-FUL as amended under permission reference 21-03766-S73. The revised access to the new dwelling is created by the addition of the strip of land forming a second driveway (currently to serve Tawny Cottage) is an improvement to the scheme and also increases the number of parking spaces available to the property, with two further spaces created by the addition of the garage.

The proposed new garage has been carefully designed and sited so that it is subservient to the approved new dwelling and does not adversely impact neighbouring properties or their amenity value or privacy. Together with the high quality of the proposed design and of the proposed materials, the development is considered to be appropriate to its setting within the Alvescot Conservation Area.

The proposed development complies with the relevant guidance within the NPPF, supplementary guidance within the West Oxfordshire Design Guide 2015 and the West Oxfordshire Local Plan 2031.

Conclusion

The proposed development is a small, high quality addition to the new dwelling approved by permission reference 19-01267-FUL as amended under permission reference 21-03766-S73, adding a strip of land to form a driveway and the site, additional off-street parking and a garage with office above for home working. The siting and design have been carefully considered to avoid negative impact on the neighbouring property and together with the proposed high quality materials are considered appropriate development within the setting of the Alvescot Conservation Area and the nearby grade II listed buildings, Little Barn, and Tawny Cottage.

The proposed development complies with the relevant guidance within the NPPF, supplementary guidance within the West Oxfordshire Design Guide 2015 and the West Oxfordshire Local Plan 2031.