

DESIGN AND ACCESS AND PLANNING STATEMENT
PROPOSED NEW DWELLING
LAND ADJACENT TO 41 CURBRIDGE ROAD WITNEY

41 Curbridge Road is a semi detached 1960s house located on the corner of Curbridge Road and Church View Road, Witney

The proposal is to build a 3 bedroom semi detached house in the side garden.

There is an existing vehicular access with a detached garage and parking space at the bottom of the garden

The front wall of the proposed house is set back from the front wall of 41 to provide a break in the roofline.

The new dwelling will be constructed of rendered walls and plain concrete tiles with UPVC windows all to match the existing. At the rear there will be a flat roofed section with a glazed lantern light to serve the kitchen and dining area. This projects just 2.7metres beyond the ground floor shower room at number 41

A ramped access and a downstairs cloakroom will be provided to comply with approved Document M of the Building Regulations and be thermally efficient building to comply with Policy OS3 of the 2031 Local Plan.

A new vehicular access is proposed adjacent to the existing to provide 2 additional off road parking spaces for the new dwelling. Pedestrian access is available to both rear gardens

The existing brick boundary wall fronting Church View Road is in good condition will be lowered and rebuilt with a suitable vision splay to ensure adequate visibility from both the new and existing vehicular access

A permeable paved parking area will be provided to ensure that there is no surface water runoff onto the highway.

A pedestrian path is provided to the side of the new dwelling. Pedestrian Access to both rear gardens will be provided from the parking area.

Bin storage will be provided in the rear gardens to both properties.

Works to the existing house

The existing hall and landing windows in the side elevation will be blocked up

A new 1800mm high timber close boarded boundary fence will be provided to separate the garden areas.

This will provide a private rear garden space of 60m² to the new dwelling and 80m² to the existing dwelling.

The proposal has been designed sympathetically to complement the existing dwelling

There are no properties at the rear that overlook the site.

The scheme complies with the policy OS2 which has identified Witney as an area with a need for new housing and also will be thermally efficient to meet the standards required by Policy OS3 of the 2031 Local Plan and should therefore be granted permission.

Planning Portal registration issues

The site is an urban garden laid to lawn and there are no biodiversity issues

There are no trees on the site or in the vicinity

The site is not in a flood risk area and a flood risk assessment is not therefore required

A travel plan and a transport assessment are not appropriate for a single dwelling.

A structural survey is not appropriate

