

Application Reference PP-11006834

1<sup>st</sup> February 2022

**RE: Planning Application Submission – Design And Access Statement**

**ADDRESS: 3 Bayswater Farm Road, Oxford OX3 8BX**

This report is to be read in conjunction with associated existing and proposed drawings, and to be read in conjunction with approved proposed drawings under the original Planning Application ref 20/00835/FUL.

**Existing Property**

The property is a single storey detached family house with garden to front and rear.

A previous application (ref: 20/00835/FUL) has been approved covering the forming of a single storey extension to the main house, with pitched roof, for a new entrance hall and for a large pitched roof extension over the new entrance hall and existing flat roof sections, all with associated rooflights and alterations to existing windows and doors.

This new application seeks approval for an alternative entrance hall design.

In summary the following works are proposed:

Scale:

The footprint of the single storey entrance hall remains largely as previously approved under application 20/00835/FUL. The height of the entrance hall extension and the flat roof would align with the existing flat roofs of the property.

The enlargement of the main house remains as previously approved under application 20/00835/FUL; only window positions are to be changed under this application

Design:

The single storey entrance hall will be in keeping with the design of the single storey elements of the existing building. The large fascias of the existing building will be removed and replaced with slim powder coated metal pressings over the roof edge. The new entrance door and adjacent window will be of slim frame contemporary design, to reflect the previously approved windows

The brick to the existing front elevation will be removed once the previously approved extension is formed and the full elevation rendered to unite the extensions, with a small section of vertical slatted timber paneling adjacent to the entrance door

Landscaping:

Landscaping will remain as existing, with the exception of the cutting back of a small flower bed to the front garden, to improve side access, and the forming of a new beds within the entrance steps and along the front of the property, to soften the front elevation

Use:

To remain as existing residential.

Access:

Shallow steps will be formed at the entrance, to suit the sloping site