

30 September 2022

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## PLANNING STATEMENT

Application For Householder Planning Permission  
11 Peel Close, Ducklington, Witney OX29 7YB

### 1. Description of existing property;

11 Peel Close is located within the West Oxford District Council, in a neighbourhood that largely comprises of brick detached end-of-century single-family dwellings, each varied in style, colour and configuration.

The application site is an existing four bedroom property composed of two storeys and which benefits from a sizable garden to the rear. However, the house does not benefit from sufficient natural light and is poorly insulated throughout. Both the ground and first floors have particularly low internal ceiling heights, mitigated only by the presence of the dormer windows to the front and rear elevations, which are a recurring architectural feature of the area.



### 2. Materials;

The existing property is constructed of red brick, brown uPVC windows (to both front and rear elevations) and a clay tile roof. The first floor of the property has 6no. dormer windows with horizontal timber cladding. The lowered garage to the side of the house has a pair of side hung timber doors and there is a timber fence which surrounds the curtilage of the site.

### 3. Description of Proposed Works;

This application includes for:

- Replacement of the existing poorly constructed conservatory and garage roof to improve light, insulation and functionality
- Construction of a single-storey side extension above existing garage area (retaining existing walls below)
- Internal reconfiguration of ground and first floor with re-positioning of the stairs to improve usability of internal layout
- Replacement of all poorly insulated windows to front and rear elevations
- Removal of existing redundant chimney stack throughout



### 4. Planning Policy and Design Considerations

The proposed alterations have been carefully considered within the context of the West Oxfordshire Local Plan 3031, paying due diligence to the architectural detailing in order to ensure that the scheme benefits rather than harms the existing character of the immediate context.

The starting point for the determination of this application is the provision of the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

“If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts determination must be made in accordance with the plan unless material consideration indicates otherwise.”

The Development Plan for the purposes of Section 38 (6) comprises the West Oxfordshire Local Plan 2031 and the relevant provisions of the NPPF.

## West Oxfordshire Local Plan 2031

**Policy OS2 states that all development should, inter alia:**

'....

- Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
- Form a logical complement to the existing scale and pattern of development and/or the character of the area;
- Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
- As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s;
- Not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;
- Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
- Conserve and enhance the natural, historic and built environment;

**Policy OS4 states:**

'High design quality is central to the strategy for West Oxfordshire. New development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should:

- demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and
- not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and
- demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and
- conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value; and

· enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.

Designers of new development will be expected to provide supporting evidence for their design approach. They should have regard to specific design advice contained in supplementary planning guidance covering the District. The West Oxfordshire Design Guide, Oxfordshire Historic Landscape Appraisal, Landscape Assessments, Conservation Area Appraisals and Cotswolds AONB guidance documents are key tools for interpreting local distinctiveness and informing high design quality.'

**Policy H6 states:**

'Changes to existing housing will be managed to maintain sustainable communities and a high quality environment in accordance with the following principles:

· the loss of existing dwellings to other uses will only be permitted where it can be demonstrated they are in an unsuitable location for housing, do not provide satisfactory living accommodation, are not needed to meet an identified local housing need, or the proposed use will make a positive contribution to local services and facilities;

· alterations, extensions or sub-division of existing dwellings will respect the character of the surrounding area and will not unacceptably affect the environment of people living in or visiting that area. Sub-division of existing dwellings in the open countryside and small villages will be limited to large properties where continued residential use cannot be secured in any other way;

· proposals to replace an existing permanent dwelling which is not of historical or architectural value will be permitted on a one-for-one basis, provided the character and appearance of the surrounding area is not eroded, there would be no harmful impact on ecology or protected species and the replacement dwelling is of a reasonable scale relative to the original building.

The District Council, in appropriate circumstances, will work with relevant organisations and property owners to ensure the number of empty homes is kept to a minimum. Proposals to bring empty residential properties back into occupation will be favourably supported in principle.'





## 5. Planning Analysis

This application relates to 11 Peel Close, a detached dwelling located in Ducklington. The application site is not listed nor is it located within a Conservation Area. It is a detached dwelling that is predominantly surrounded by other residences. The proposal is for the erection of a single storey side roof extension.

The materials proposed are:

- Extension of the existing tiled roof (but subservient in level);
- 2no. new dormer windows clad in timber to match existing.

The principle of development acceptable subject to design and amenity issues being carefully considered against the West Oxfordshire Local Plan and West Oxfordshire Design Guide.

In terms of the scale, the roof extension is considered subordinate to the existing host dwelling. The proposed extension will remain ancillary and subservient to the main house on the site. It is proportionate and appropriate in scale to its context.

With regard to design, the proposed pitched roof design and use of materials are not considered out of character with the existing host dwelling. The proposal is a high quality design. The extension respects the character of the surrounding area and will not unacceptably affect the environment of people living in or visiting that area.

### Proposed Rear Elevation



Massing of existing conservatory and garage shown dotted

On the Ground Floor level, the proposal calls out for the replacement of the existing dilapidated, uninsulated conservatory to the rear of the building. It also includes for the incorporation of the poorly constructed existing garage space (which currently sits empty on account of the property already having space for two cars on the driveway) into the main living space.

On the First Floor, the revised layout proposed greatly improves the quality of the living standards for this growing family (by increasing both the internal floor area and internal ceiling height within these spaces), as well as providing the property with the quantity of bathrooms that would be expected for a property of this size.

The proposal is designed to significantly improve the sustainable credentials of the existing build through its selection of materials and construction techniques. The reconfigurations of both Ground and First floors are driven by the need to remedy the lack of natural light and poor cross-ventilation within the existing property, and all proposed changes are within the confines of the existing building footprint to minimise impact.

There are several neighbouring precedents for approved two-storey side extensions on Peel Close, including: W2002/1037 'Part demolition of existing garage and erection of two storey side extension'.