12/05/2023 The Smithy

 Old Forge Road

 Great Rollright

 OX7 5 RR

**Design and access statement**

**Requirements as per the householders planning permission validation checklist in Black**

**Householders response in Red**

• Explanation of the design principles and concepts that have been applied to the proposed development, and how the development’s context has influenced the design.

The proposed development (2 small dormer windows) has been designed to give more comfortable use of the rear rooms on the first floor, previously part of a commercial dwelling that had not given much thought to residential day to day requirements.

Residential planning consent given in 2015

The design is based on the existing front three dormers (almost identical) but meeting modern insulation and ventilation requirements.

• Explanation of your approach to access and how relevant Local Plan policies have been taken into account; any consultation undertaken in relation to access issues; and how this has informed the proposed development.

Access is not affected by this proposal

• Explanation of how any specific issues which might affect access to the proposed development have been addressed.

Access is not affected by this proposal

• Details of the existing surface water drainage system, including its current condition.

Surface water is currently collected by a grid drain and directed to a soak away, this is in good working order. This will not be affected by the proposed small dormer windows which do not have a larger footprint than the existing layout.

• For applications affecting the historic environment, explain how the principles and concepts of the proposed development take account of the significance of heritage assets, their special interests and setting.

This application does not affect the historic environment, the proposed small dormer windows to the rear of the building on the first floor would be an exact copy of the existing dormers on the front of the building and would only be visible to the neighbours directly behind who have both welcomed this proposal.

• There are some differences between the requirements for applications for planning permission and applications for listed building consent.

This is not a listed building

• For applications that relate to a designated or nondesignated heritage asset, or affect one, refer to the Heritage Statement requirement. Location Plan Scale 1:1250 or 1:2500 All applications

This proposal does not affect local heritage assets

• An up-to-date base map and scaled to fit onto A4

Please see relevant maps presented with this application

This concludes my Design and access statement.