



Planning, design and access statement

**31 Oxford Road, Woodstock
OX20 1UN**

April 2023

Introduction

This statement accompanies a full planning application for development at 31 Oxford Road in Woodstock.

Site description

The site consists of a residential property on the north eastern side of Oxford Road in Woodstock. It is positioned on the corner of Oxford Road and Cadogan Park.

The existing property is a two storey detached three bedroom dwelling. There is a double garage on the left hand side. To the rear there is a garden area and to the front hardstanding along with some landscaping. Images of the front and rear of the dwelling are shown below.



Front elevation

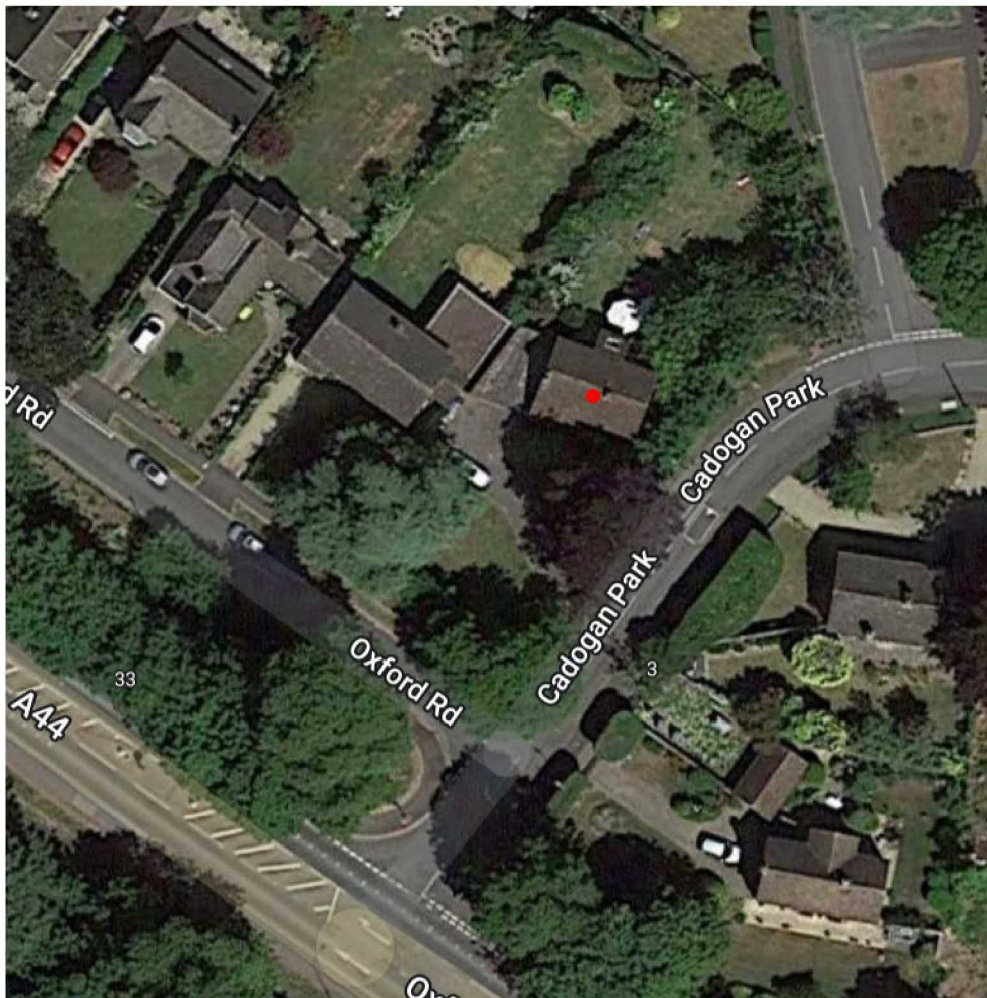


Rear elevation

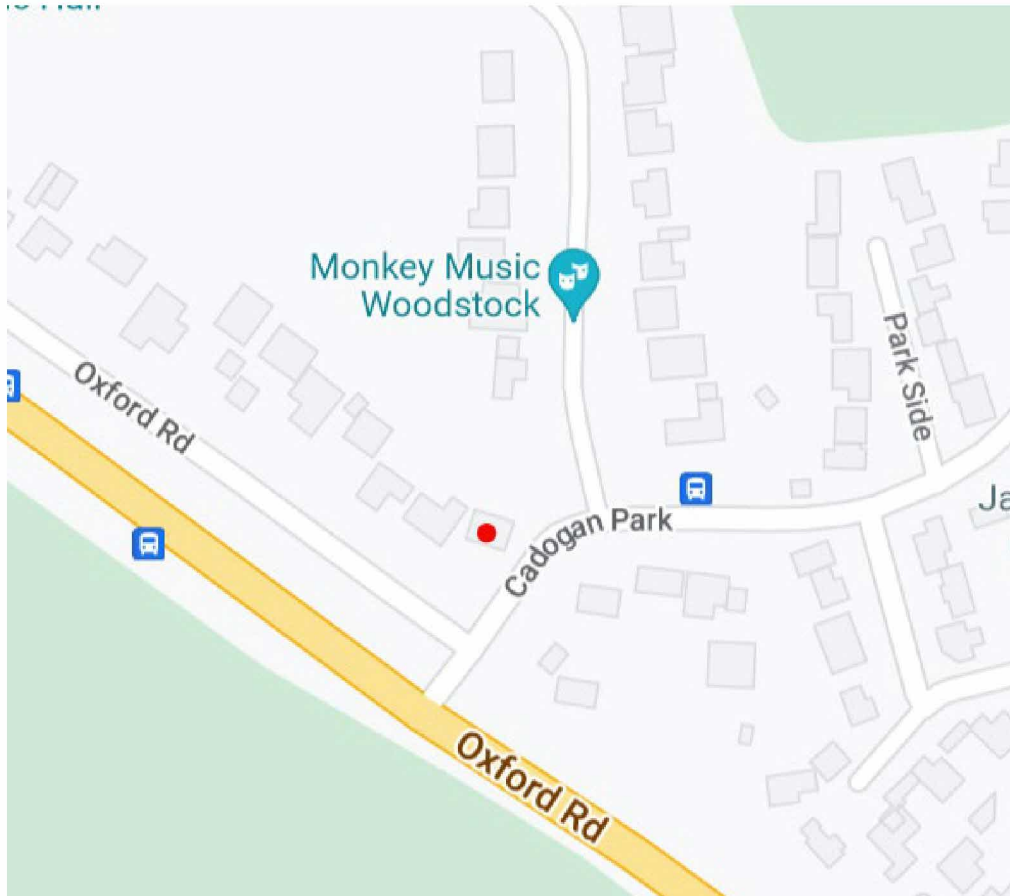
To the front of the property there are two trees (Copper Beech and Cedar) which are subject to a Tree Preservation Order (TPO). 31 Oxford Road is set back and at an angle to the neighbouring property, 29 Oxford Road.

The site is not within the Green Belt or Area of Outstanding Natural Beauty (AONB). It is not in a Conservation Area and is not listed. The site is in flood zone 1. The site is opposite Blenheim Palace which is a World Heritage site and a designated Park and Garden.

The character of the local area is residential, with the majority of the properties being large, detached dwellings. 31 Oxford Road is relatively small in comparison to other dwellings in the vicinity. An aerial image of the site is shown below (indicated by red dot):



An image of the wider context of the site is shown below (red dot indicates site):

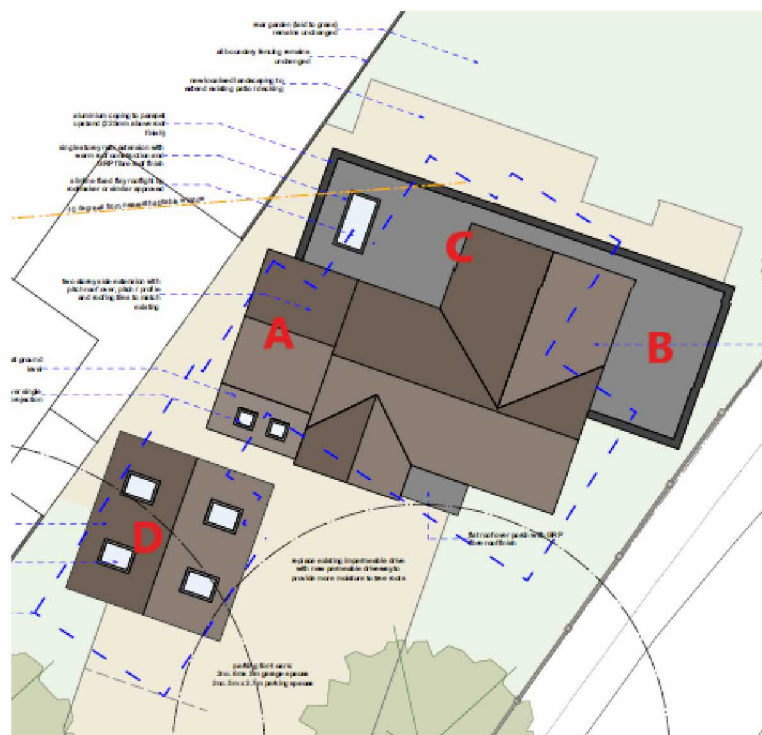


Proposed development

The proposed development consists of the demolition of the existing double garage and the erection of the following elements:

- A. A part single, part two storey side element
- B. A single storey side element
- C. A part single storey, part two storey rear element
- D. A detached garage.

These are indicated with the associated letters in the extract from the block plan below.



Planning history

There is the following planning history associated with the site:

17/01063/HHD - First floor rear extension, velux roof windows to kitchen and bathroom – Approved 8th June 2017

18/02070/FUL - Erection of replacement dwelling with attached annexe – Withdrawn 27th September 2018

19/01622/FUL - Erection of replacement dwelling. (Amended) – Approved 8th August 2019

21/03081/HHD - Erection of single and two storey extensions – Refused 20th October 2021

22/02568/HHD - Two storey side extensions with pitch roof over. Single storey rear extension with flat roof, part first floor extension with flat roof over and timber cladding. Replace front cat slide roof and dormer window with pitch roof, render external, minor internal alterations to the existing layout. Replace existing flat roof porch with new flat roof porch, proposed detached garage with pitch roof over. Dormer windows to garage, single storey flat roof link to garage – Refused 10th November 2022

Pre-application discussions

Following the refusal of the householder planning application (22/02568/HHD) in November 2022, and at the request of the Council, a pre-application enquiry was submitted to the Council. The pre-application enquiry was submitted on 4th December 2022 and the proposed development was reduced in scale in comparison to the earlier refusal.

The pre-application reference is 22/03397/PREAPP. The Council provided feedback on the proposed pre-application scheme via a series of e-mails rather than a letter. A letter setting out all of the issues, relevant planning policies and required supporting documents as a pre-application response was requested in February 2023 but no response was received from the Council.

Therefore, in order to assist the Council and provide a greater level of certainty for the applicant, a summary of the e-mail correspondence and agreed points was sent to the Council on 22nd March 2023 asking them to review/agree the contents as a planning application was due to be submitted.

A response was requested to confirm that the Council was happy with the contents of the pre-application discussion summary. If no response was received, then the planning application would be proceeded with on the basis that the Council agreed with the contents.

At the time of writing, there has been no response from the Council either to provide a full pre-application letter response or a response to the pre-application discussion summary provided to them on 22nd March 2023. Given the amount of time that the Council has had to respond to both the original pre-application enquiry, and the discussion summary document, it is reasonable to conclude that the Council agrees with the summary and the agreed points.

The agreed points within the pre-application discussion summary are as follows:

- That the scheme submitted at the pre-application stage is acceptable and would be supported by officers at WODC if a full planning application was submitted.
- That although it would be a full planning application, and would be assessed as if it were a replacement dwelling, the existing building would not need to be fully demolished.
- That a garage that is smaller than that permitted under the expired 2019 planning consent (19/01622/FUL) and positioned closer to the main dwelling is likely to be acceptable.
- That there was no formal objection from the landscape officer and no reason for refusal relating to tree impact resulting from September 2022 application

reference 22/02568/HHD. There was also no objection from the landscape officer in relation to the August 2019 approved replacement dwelling scheme (19/01622/FUL).

- That amendments can be made to the garage/scheme during the determination period if the garage is submitted as part of the full planning application as there has been pre-application engagement.

The full summary of the pre-application discussions has already been provided to the Council and should be available for Council officers to view in relation to 22/03397/PREAPP.

Planning policy context

At a national level, the NPPF 2021 and NPPG are relevant. At a local level, the relevant parts of the Development Plan consist of the West Oxfordshire Local Plan 2031.

The Council has confirmed at the pre-application stage that the proposed development will be assessed as a replacement dwelling. Therefore, the following Local Plan policies are applicable:

OS2- Locating development in the right places
OS4 - High quality design
H2 - Delivery of new homes
H6 – Existing housing
T4 - Parking provision
EH9 - Historic environment
EH11 Listed Buildings
EH14 - Registered historic parks and gardens

Also applicable to the application is the West Oxfordshire Design Guide.

Key issues

The key issues relevant to the planning application are:

- Principle of development
- Siting, design and form
- Heritage impact
- Residential amenity
- Highways and parking
- Trees
- Ecology
- Sustainability

Principle of development

At the pre-application stage, the Council confirmed that the proposed demolition and extensions would be dealt with as a replacement dwelling in terms of planning policy, although the full demolition of the existing property is not required.

Policy H2 of the Local Plan relates to the delivery of new homes. It aims to provide at least 15,950 new homes in the period 2011 – 2031. The proposed development supports this provision of homes.

Local Plan policy OS2 provides the starting point for locating new development. The site sits within the built up area of Woodstock which is identified as a rural service centre under the settlement hierarchy.

The Policy details that

‘Woodstock is suitable for a reasonable scale of development, whilst protecting its important historic character and the setting of Blenheim Palace, in order to deliver affordable housing, enhance local services and reinforce its role as a service centre.’

Therefore, the principle of the proposed development is acceptable subject to the proposed development according with the specified criteria of H6, general principles of OS2 and the Development Plan when read as a whole.

Siting, Design and Form

Policies OS2 and OS4 of the Local Plan relate to ensuring high quality design. Policy OS2 advises that new development should be proportionate and appropriate in scale to its context and should form a logical complement to the existing scale and pattern of development and should relate well to the character of the area.

Policy OS4 seeks a high quality of design that respects the historic and architectural character of the locality, contributes to local distinctiveness and, where possible, enhances the character and quality of the surrounding area.

In relation to replacement dwellings policy H6 states that:

‘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 existing dwelling has no historical or architectural interest. It has been confirmed at the pre-application stage that the Council considers the proposed development to be acceptable in planning policy terms.

The character of the local area is that of large detached, residential dwellings. The current property is comparatively small within this context. The proposed development reflects the local characteristic of larger, detached dwellings.

The design of the proposed extensions at 31 Oxford Road has been carefully considered following feedback from earlier planning applications and the pre-application discussions.

The changes that have been made since the previous planning application submission (22/02568/HHD in September 2022) are as follows:

- The garage has moved closer to the main dwelling and further away from the root protection area of the Cedar tree TPO.
- The two storey extension to the right hand side of the dwelling has been removed.
- The flat roof over the rear extension at first floor is now pitched.
- The pitch roof over the garage has been reduced in height resulting in a lower garage building of reduced scale.

The proposed block plan is shown below:



The existing attached garage is to be demolished and replaced with a part single, part two storey side element. This side element has a traditional gabled design matching the existing property and reflecting other properties on Oxford Road. The extension is set down from the existing ridge line and back from the existing front elevation in order to ensure that it is subservient.

There is a part single, part two storey rear element with a single storey element extending past the side elevation of the existing property. The two storey element of the rear element has a pitched roof and gable. The single storey has a flat roof and more contemporary design.

There is variation in the form of dwellings locally and a variety of ridge heights and roof styles. There is also a good level of separation between properties, mature trees and boundary treatments and a varied building line on Oxford Road. This means that there is no direct comparison between the dwellings in the local area and a variety of character is acceptable.

To the front of the property a detached double garage is proposed. This has a pitched roof and traditional appearance to match the front elevation of the existing property. As requested at the pre-application stage, the scale of the proposed garage has been reduced and it has been re-positioned closer to the main property.

This ensures that the proposed garage is smaller in scale than that approved under the expired 2019 planning consent (19/01622/FUL) in line with the Council's recent recommendation in the pre-application response.

The proposed garage is of great importance to the applicant. The plot is in a visible location with low surrounding boundary treatments and sport and luxury vehicles parked on the site are vulnerable.

The applicant has recently been a victim of house burglary and theft of a Porsche from the front driveway in the afternoon in broad daylight, resulting in a police high speed chase in Woodstock and local areas (crime reference number 43230166509). This illustrates the need for a safe and secure garage for vehicles on the site. The crime report can be provided to the Council once received.

The provision of the garage for security reasons is supported by policy OS4 of the Local Plan which relates to high quality design and encourages development that reduces the likelihood and fear of crime.

The footprint of the replacement dwelling that was approved in August 2019 is shown on the proposed site plan (reference 116/24) with a blue dashed line. As can

be seen, the resulting dwelling that is currently proposed is similar in footprint to that previously approved although the orientation is slightly different.

The resulting dwelling will also be positioned further back into the site than that approved in August 2019. This means that the building is less prominent in the street scene and also has the associated benefit that there is a reduced impact on the Cedar tree at the front of the site.

The overall appearance of the resulting dwelling is considered to be in-keeping with the character of the surrounding area. The development would be visible within the street scene but due to the sympathetic design it is not considered to give rise to any adverse impacts.

For these reasons the impact of the proposed development in terms of design and the character of the existing dwelling and the local area is acceptable and compliant with the West Oxfordshire Development Plan and the NPPF 2021.

Heritage impact

The site sits to the north of the Blenheim Palace which is a World Heritage site and a designated Park and Garden. The site is separated from the boundary of the Blenheim Palace by Oxford Road and therefore would not impact the heritage asset directly.

However, it is necessary to consider if the potential impact of the proposed development on the setting in line with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that when considering development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses.

The relevant paragraphs of the NPPF 2021 are paragraphs 199, 200 and 202 of the NPPF. The relevant Local Plan policies are policies EH9, EH11 and EH13.

As discussed previously, the proposed development has been designed in order to reflect local character. The resulting dwelling maintains the local residential character and there will be no harmful impact on the significance of the heritage asset. The application is therefore considered to that the scheme is acceptable in heritage terms and accords with Local Plan policies EH9, EH11 and EH13.

Residential amenity

Policy OS4 of the Local Plan requires that proposed development should not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties.

29 Oxford Road and 21 Cadogan Park adjoin the site. However, due to the distances involved, and the positioning of the dwellings, the only property that has the potential to be affected by the proposed development is 29 Oxford Road.

The design of the development, and the distances to the boundary with 29 mean that there would be no impact. The set down of the two storey side element from the ridge minimises impact further. The position of the two storey side element and rear element mean that there would be no overbearing impact or loss of outlook/access to natural light. There are no windows to habitable rooms at first floor level that could result in overlooking towards 29 Oxford Road.

For these reasons there would be no harmful impact in terms of neighbouring residential amenity and the proposal would be compliant with the relevant policies within the West Oxfordshire Development Plan and the NPPF 2021.

Highways and parking

Policy T4 of the Local Plan relates to parking provision. It requires that car parking is provided in accordance with the requirements of the County Council's adopted parking standards.

The proposed development provides four car parking spaces, two of which are provided within the detached double garage. There is sufficient space on site for manoeuvring. The development would not result in any additional impact on the local highway network.

For these reasons the proposed development will have no harmful impact in terms of highways and car parking and would therefore comply with the relevant policies within the West Oxfordshire Development Plan and the NPPF 2021.

Trees

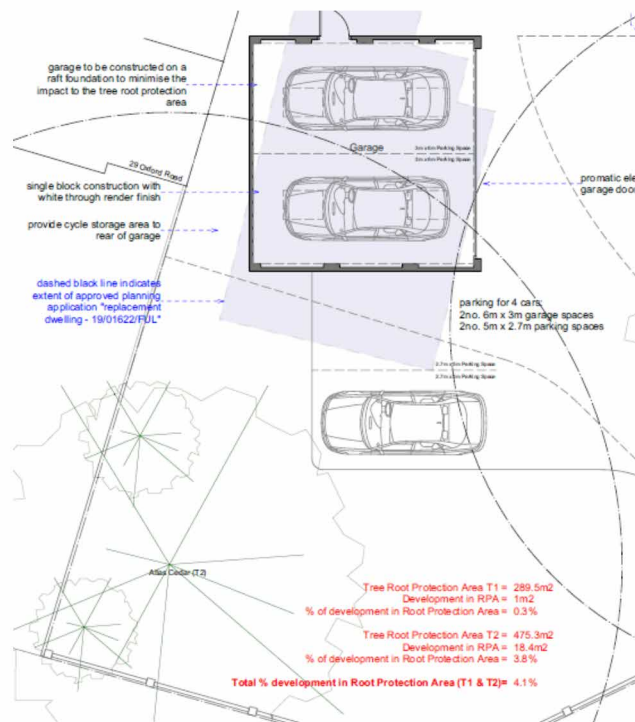
Policy EH2 of the Local Plan relates to landscape character. It states that new development should conserve the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including trees.

There are a number of trees on the site including two with Tree Preservation Orders (TPOs). An Arboricultural Method Statement (AMS) and tree survey have been undertaken which has informed the design of the proposed scheme.

The two trees with TPOs are a Copper Beech (T1) and a Cedar (T2). The AMS and associated drawings outline how these trees, and their root protection zones, will be protected during the proposed development.

The proposed development offers an improvement to the scheme approved in August 2019 in terms of the impact on these two trees. The proposed garage has also been moved back towards the house in comparison to the scheme that was refused in November 2022.

The outline of the previously approved garage has been shown on the proposed block plan. An extract of this is shown below. As can be seen below, the proposed garage has been pulled further away from the Cedar tree than previously proposed. The total amount of development within root protection area for the Copper Beech (T1) is only 0.3 percent and within the root protection area for the Cedar (T2) only 3.8 percent.



In addition to this improvement in comparison to the previously approved scheme and refused scheme, the AMS sets out the construction methods and mitigation for the proposed development that will be used in order to ensure that there will be no harm to the root protection zones of the trees subject to a TPO.

It should be noted that one of the external car parking spaces is within the garage footprint of the approved August 2019 scheme.

It should also be noted that planning permission was recently granted for an extension to 29 Oxford Road (22/00400/HHD) which extended partially into the root protection area for the Cedar tree (as can be seen on the block plan extract above). This was not felt to be problematic to the Council.

The Council has therefore recently approved works at 29 Oxford Road within the tree protection area and has previously approved a development at 31 Oxford Road in 2019 (19/01622/FUL) that intrudes further into the tree protection area for the Cedar tree than currently proposed.

The landscape officer did not object to the garage previously proposed as part of planning application reference 22/02568/HHD subject to conditions. Although the planning application was refused, there was no reason for refusal relating to any impact on trees.

Although there were ultimately no concerns raised by the landscape officer in relation to previous schemes, the garage and parking spaces have been moved further back from the Cedar tree. The proposed development therefore represents an even larger improvement in terms of tree impact.

A comprehensive and robust AMS has informed the development and will ensure that, subject to conditions, the proposed development will have no harmful impact on the two trees on the site subject to TPOs. For these reasons the proposed development would be compliant with the relevant policies of the West Oxfordshire Development Plan and the NPPF 2021.

Ecology

Local Plan policy EH3 states that the biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity. Policy H6 also requires that replacement of existing dwellings results in no harmful impact on ecology or protected species.

Due to the nature of the proposed development, it is not considered that there will be any harmful impact on local ecology or biodiversity. A net gain in biodiversity could be achieved via an appropriate condition relating to the installation of a bat or bird box, or similar.

For these reasons, the proposed development is acceptable in relation to policy EH3 of the Local and the NPPF 2021.

Sustainability

As part of the recently adopted validation list, it is now required that a sustainability statement or checklist is submitted in relation to all planning applications. The sustainability checklist has been submitted and the information below provides additional details about which sustainability measures could be achievable as part of the development.

Whereas the majority of the building remains in place, the construction work will look to improve the thermal performance throughout and improve the sustainability measure all round. There are the following key points in relation to the sustainable credentials of the project.

- The design has been carefully considered to take advantage of the orientation.
- All new openings have been considered to provide natural light without overheating and sufficient to reduce the amount of heat loss.
- It is proposed that underfloor heating will be installed in all extended areas to improve the thermal mass for long periods of heat release and reduce the amount of heating required.
- All new cavity walls will be full fill cavity to meet current/future u-value regulations.
- All existing walls to be assessed, all air gaps to be filled and internal wall surfaces to be dry-lined to reduce heat loss.
- All new lintels will be a hi-therm broken lintel to eliminate cold bridging.
- All new windows will be A-grade double or triple glazed windows to reduce the amount of solar gain and heat loss.
- All windows and doors to be fitted with trickle vents for background ventilation and openable for purge ventilation.
- Flat roof lights and pitch rooflights have been carefully considered to boost the amount of natural light, take advantage of solar gain without becoming too hot in the summer months and will meet/exceed current u-values.
- All new floor and roof construction will exceed the minimum insulation requirements and improve on the current u-values recommendations by 0.02Kw/h. It is proposed that the existing boiler will be upgraded to an A-grade gas boiler, which can be transferred to hydrogen fuel supply as government's proposed strategy. However, if technically feasible and/or budget depending the client in intending to look into air-source heating and water/solar PV tiles to reduce the electricity consumption and rain water harvesting.
- All plumbing will be upgraded to high efficiency plumbing fixtures/all new low-flow sanitary ware and white goods/dual flush valves on an eco-water cistern for the WC with water efficient shower heads.
- Smart meters to be added to all utilities.
- SAP calculation to be provided as part of the building control application to ensure there are performance gaps.
- Renewable/low carbon technology to be added in the future.
- Electric car charging has already been installed.
- The flat roofs will provide thermal storage to reduce demand on heating system fuel supply.

- A trench can be dug in the back garden, which will house rainwater harvesting to provide water supply via pumps to wash cars and water garden.
- Smart technology will be incorporated to manage/control heating, lighting, security, etc remotely.

It has therefore been shown that the proposed development has incorporated suitable and appropriate sustainability measures.

Conclusions

In conclusion, it has been shown that the proposed development would be appropriate in terms of design and character and appearance of the local area or the heritage asset. There would be no harmful impact in relation to residential amenity or protected trees. Sufficient car parking and manoeuvring space is provided and there would be no harmful ecological impacts. The sustainable credentials of the proposed scheme have been illustrated. As a result the proposed development accords with the relevant policies of the West Oxfordshire Development Plan and the NPPF 2021.

The submission follows pre-application engagement with the Council where it was confirmed that the proposed development would be supported should a formal planning application be submitted. It is therefore requested that the application is approved and planning permission granted.

Longman Planning Consultancy
April 2023