

West Oxfordshire District Council
Planning Services,
Elmfield,
New Yatt Road,
Witney,
OX28 1PB

April 2023

Re: Application for proposed extension to 24 St Edward Road, Stow-on-the-Wold.

1.0 This statement accompanies our application for planning permission at 24 St Edward Road, Stow-on-the-Wold for the following the proposed works:

A single storey rear extension and a first-floor extension over the existing garage.

1.1 The property is semi-detached to number 25 which has already been extended in a similar manner to that proposed here. The rear extension copies the mass and form of the extension at 25 with a mono pitched roof though continues across the whole property to infill the corner between the house and the garage.

1.2 Above the garage it is proposed to raise the roof to create an additional bedroom. This has been kept to a minimum to maintain the stepped nature of the street scene and once again taking a lead form the established forms of 25.

1.3 All material will be to match the existing, or improve on them, such as natural Cotswold stone instead of reconstituted.

1.4 The proposed works will not impact or effect any planting or trees. The areas proposed for development are either within the existing properties footprint or on gravelled and paved areas.



Fig.1 Street view with existing garage.



Fig.2 Site of proposed rear extension to copy form of the extension at 25 which is visible here.



Fig.3 Streetscape view of number 25.