DESIGN AND ACCESS STATEMENT
PROPOSED EXTENSION 1 SUNDEW CLOSE
BLACKBIRD LEYS OXFORD

THE PROPOSED EXTENSION WILL BE BRICKWORK, TILED ROOF AND UPVC DOUBLE GLAZED WINDOWS AND DOORS TO MATCH THAT OF THE EXISTING HOUSE.

THE EXTENSION WILL FIT IN WITH OTHER EXTENSIONS IN THE SURROUNDING AREA AND WILL NOT CAUSE ANY LOSS OF LIGHT, OVERLOOK OR ENCROACH TO ANY NEIGHBOURING PROPERTIES. THE SURROUNDING BOUNDARY WILL REMAIN THE SAME WITH BRICK WALL AND HEDGES.NO HEDGES OR TREES WILL BE REMOVED.

VEHICLE ACCESS TO THE PROPERTY WILL REMAIN THE SAME WITH PARKING TO STREET IN FRONT OF THE PROPERTY, ON SUNDEW CLOSE

THE PROPOSED ROOF AND EXTENSION IS DESIGNED TO BE SUBORDINATE TO THE MAIN DWELLING. THE PROPOSED FRONT ELEVATING IS SET BACK, THE ROOF RIDGE IS SET LOWER THAN THE MAIN ROOF. THE EAVES LINE IS CARRIED THROUGH MATCHING EXISTING CONSTRUCTION. THE WINDOWS AND DOORS ARE ALIGNED TO THE HOST. THE PROPOSED EXTENSION IS IN THE RIGHT PORPORTIONS. THIS ALL COMPLIES WITH OXFORD CITY PLANNING POLICY

THIS PROPOSED EXTENSION IS IN ACCORDANCE WITH OXFORD CITY COUNCILS DESIGN STATEMENT AND LOCAL POLICIES

PLANNING PRECEDENT IN BLACKBIRD LEYS
(similar properties with side extensions)

The Table 1 sets out several properties within Blackbird Leys that have been granted planning permission for side extensions.

Properties with double storey side extension		
Drawing Number	Property address	Planning Application ref number
P010	1 Woodruff Close Oxford OX4 6QZ	09/02542/FUL
P011	1 Harebell Road Oxford Oxfordshire OX4 6RG	17/02026/FUL
P012	1 Samphire Road Oxford Oxfordshire OX4 6RF	16/00148/FUL
P013	53 Field Avenue Oxford Oxfordshire OX4 6PA	05/00385/FUL
P014	1 Bulrush Road Oxford Oxfordshire OX4 6PU	85/1106/NF
P016	11 Sorrel Road Oxford Oxfordshire OX4 6SG	17/00452/FUL

Table 1

[redacted]

CODE	STATUS	SUITABILITY DESCRIPTION	JRPOSE OF ISSUE

PROJECT
1 Sundew Close,
Oxford, OX4 6RP

SHEET
Design and Access Statement

CLIENT
Mishca Grace Hughes

Date	Project number	Scale (@ A3)
Issue Date	19-002	NOT TO SCALE
Drawn by Author	DRAWING NUMBER	REV
Checked by	P009	0

No.	Description	Date