

Pope Ingram Associates

(Services & Management)
44 Campion Road
Abingdon
Tel: 01235 526676
Mob: 078881 408836

Design and Access Statement

For

Detached Bungalow

At

46 Oxford Road Marston Oxford

History

93/00943/NF

First floor rear extension and pitched roof over single storey extension. Approved dated 20/10/1993

04/00902/FUL

Sub division of 2 No.rear gardens. Erection 2 detached 3 bedroom 2 storey houses. Double garage. Refused dated 28/07/2004. Reasons: Excessive bulk, overlooking to rear gardens of adjoining residential dwellings and safety of pedestrians on the bridleway

05/01955/OUT

Outline planning for subdivision of gardens and erection of 5 x 1 bedroom dwellings (2 Storey) and 5 car park spaces. Refused and Appeal dismissed ref App/G31110/A/06/201587.

05/01955/OUT

23/9/2005a planning application was submitted for the construction of 5 - 1 bedroom dwellings in the rear of the garden of 46 Oxford Road (planning application ref). The application was refused and thus an Appeal was lodged The Appeal was dismissed. The reasons for the Appeal dismissal centered mainly on the concerns of vehicle movements up and down the bridleway together with the number of units being proposed (5 - 1 bedroom flats) together with the concern that they were two storey buildings fronting the bridleway

14/02454/CEU

Application to certify that existing use of 2 storey rear extension 1 x 2 bedroom (C3) is lawful. Approved 05/11/2014

14/02455/CEU

Application to certify the existing use as HMO (Use Class C4)is lawful. Approved dated 05/11/2014

22/02540/FUL

Change of use Class C4 to larger house in multiple occupation (Sui Generis). Approved dated 10/3/2023

The surrounding area context and character.

The site to which this application relates is the rear garden of 46 Oxford Road Marston Oxford which comprises a Sui Generis HMO and an attached 2 storey rear pitched roofed house. The dwellings sit at the end of the row of houses fronting a service road which in turn fronts Marston Road. These houses are brick under a tiled hipped roof and dates from the early 1930. They have bay windows typical of the period.

To the right hand side of the dwelling (when looking from Marston Road) is a single storey attached pitched roof extension. To the right hand side of the dwelling is a bridlepath giving access to St Nicholas Primary School and Raymund Road, This Bridleway is blocked off to vehicles with bollards both ends of the path and therefore it is only accessible to pedestrians and cyclists except for the first portion of bridleway from Marston Road to part way along the side of 46 Oxford Road thereby allowing vehicles to access the rear of 46 Marston Road only.

The house sits approximately 750mm above the street level of Marston Road and access to the property slopes from the Marston Road up to the front of the premises. The dwelling sits forward of the other dwellings in Marston Road due to the curvature of the service road.

There are trees forming a natural barrier between the bridlepath and the B4495 (Cherwell Drive).

There is a 1.8m high block wall running along the bridlepath side of the site giving privacy to the garden area of 46 Marston Road Oxford. It is intended to retain this wall, since it forms an important feature of the bridlepath. The end of the site and the opposite side of the site from the bridlepath are trees and a thick hedge. It is proposed to retain these features.

The rear garden contains a pitched roof garage which is to be retained for the existing dwellings use. A garden building further down the plot is to be demolished.

The general look of the bungalow and choice of materials emulates the style of building construction of the 1930s so fits in with general style of construction of the area and being a bungalow is reasonably discrete in its setting

Design

This application seeks to sub divide the generous garden space of this brown field site and construct a 2 bedroom pitched roof bungalow in the subdivided end of the garden forming 46 Oxford Road Oxford. The site is well enclosed, and being a bungalow will not cause any overlooking of private garden spaces of adjoining properties.

The bungalow will sit comfortably within the space provided for it with front and rear private garden space. There will be sufficient space to accommodate waste bins and cycle storage and the site will be car free. It will be an efficient use of land as outlined in the NPPF.

The bungalow will be detached and self-contained comprising 1 x single bedroom and 1 x double bedroom with separate bathroom/wc, open plan lounge/kitchen/diner. The area of the proposal site is 280 sq.m. The Gross internal area is 65 sq.m whilst the net internal area (excluding walls) is 63.1 sqm. This area for a 3 persons 2 bedroom single storey dwelling conforms to the area space standard of 61 sq.m.for such a dwelling.

There will be no windows facing the side of the adjoining neighbours private garden space and no windows in the dwelling wall closest to the bridlepath.

The proposal will be car free thus removing the appeal inspectors concerns regarding highway safety in his reasons for refusal. The dwelling is a bungalow and thus overlooking of neighbouring premises will not take place. This also overcomes the appeal inspectors reason for refusal - ref App/G31110/A/06/201587. The proposal sits behind the existing high brick

wall, the main part of the dwelling being some 3.5m back from the closest part of the brick boundary wall. It is considered therefor that a measure of openness has been allowed for.

It should be noted that the existing dwellings at 46 Marston Road Oxford have been constructed right on the boundary line with the bridlepath and is two storey in height with a high gable wall. This proposed bungalow is set back from the boundary line with the bridlepath and is single storey with a hipped roof closest to the bridlepath respecting the openness of the existing site garden albeit behind a high brick wall

Sustainability

The proposed development is in a highly sustainable location. Bus access is a 1 minute walk giving access into Oxford City and the John Radcliffe Hospital every 5 minutes or so. There are shops at the end of Marston Road with further shops but a 4 minutes walk away at the bottom of Headley Way. There is a Café, Bakery 2 No.General Provisions store, Chinese Take-away, Betting Shop, Fish and Chip Shop and Pharmacy as an example. There is a dentist and Dr Surgery but a few minutes' walk from the site. The John Radcliffe Hospital is a 15 minutes walk away.

Schools are available on the estate and there is a thriving community centre, nursery and places of worship.

The site makes efficient use of land to provide a 2 bedroom unit of accommodation whilst still retaining the existing dwellings on site.

The dedicated cycle route can easily allow access to all necessary facilities to allow for acceptable living accommodation and life style

The district shopping centre at Headington is less than 3.5km away and can be reached by cycle and bus from the proposed development site.

The design creates a safe living environment and is easily observed from the public domain and so accords with prevention of crime and disorder requirements.

The proposal is committed to providing a building that incorporates sustainable design features. The following are key sustainable objectives:

- Provide amenities which promote a good healthy lifestyle
- Where possible use of new materials having low VOC emissions
- Specification of energy saving devices and appliances
- Reducing Air Permeability
- Use of local workforce during construction to support the local economy
- Careful design of the fabric to reduce thermal bridging
- Over and above the requirements of AD/F & L

Energy

Energy efficiency will be taken into account under the Approved Documents embodied in the Building Act in particular Parts F and Parts L.

Roof insulation and cavity wall will be provided to be better than that laid down in those Approved Documents by the use of better thermal insulation materials and more efficient Energy systems in the form of Air Source Heat Pumps and PV Cells. The use of high performance double glazing, Grade A white goods, Intergrated energy management units, and Insulation materials giving a better U-Value than that laid down in the approved documents.

Suds compliant drainage systems and soakaways are proposed. Taps to have flow restrictors to limit waste water, low level baths and dual flush cisterns will be provided.

An Energy Statement is provided with this application.

Surface water will be dealt with via soakaways front and back thus avoiding a surcharge into the existing LA drains system

Water Usage:

Water Consumption Target: (Code Level 3/4)

WC		4/2.6 Dual Flush
Taps (Excluding Kitchen taps)	5	
Bath		155
Kitchen Sink		8
Shower	8	
Washing M/c		8.17
Dishwasher		1.25
Predicted per capita consumption (Code)		99.81

Amenity Space

Sufficient private amenity space has been allocated at the front and rear of the premises to allow for sitting out and sunbathing, together with the drying of clothes and eating out in the open air and entertaining friends and relatives.

Access

Access will be flat and level and to accord with part M of the Approved Document (Building Act).

Conclusion

The proposal is considered to be realistic and appropriate for the site. It is in context with the area. It matches the surrounding area in concept, design and grain and makes a positive contribution to the need for good quality accommodation. It accords with Government legislation for internal space standards for dwellings and the National Planning Policy Framework for residential development which unambiguously states *“that housing applications should be considered in the context of presumption in **favour** of sustainable development”*

The applicant contends that this application is a fully compliant sustainable development as stated in the NPPF and since the reasons for the Appeal refusal have been clearly addressed and that there is no demonstrable harm shown, contends that the application should be granted permission.

Robert J Pope
Pope Ingram Associates