

PPA2304 Conversion of Existing Garage to Home Office - 9a Hernes Road, Oxford

Outline of Proposal

Our clients would like to convert their existing garage to home office accommodation. In accordance with Condition 18 of original permission 90/00784/NF, we are applying for planning permission in this respect.

Assessment of Site/Heritage Statement

Situation, Orientation and History

The house was built on land to the rear of 7 Hernes Road under permission 90/00784/NF. The driveways faces onto the north side of Hernes road and also acts as an access to the garages at the rear of 9b to 21 Hernes Road

Existing Features and Materials

The existing building comprises facing brick construction with a tiled roof and new replacement painted timber joinery.

Survey Drawings

Existing drawings are provided.

Character of Existing Development in the Locality

The surrounding buildings generally comprise facing brick or rendered masonry construction with tiled roofs and a variety of joinery styles.

Suitability of Site for Development

The proposal is for the conversion of the existing garage. There is no increase in footprint there is ample parking at the frontage. Consequently we feel that the development is reasonable.

Benefits/Constraints/Hazards

Benefits

The proposed changes would enhance the living conditions of the client. It would enable to, currently under-utilised garage to be put to good use without detriment to any neighbour.

Constraints

There are no constraints other than Condition 18 on the original permission. There is no compromise under Appendix 7 to rights to light for any neighbour as there is no change to the external envelope.

Hazards

Other than working at height and need for care in respect of material deliveries and carting away debris, hazards would mostly revolve around the construction traffic. This is no different to many streets in Oxford.

Final Design Scheme

Style and Layout

The garage is retained as existing. The main up-and-over door is to be removed and infilled with brickwork and windows to match the existing replacement windows in the house. Internal insulation to walls, floor and roof will be to meet and exceed the current building regulations.

Policy

The scheme accords with Policy HP9 and HP14 of the Sites and Housing Plan 2011-2026

HP9 (relevant parts)

- the form, layout and density of the scheme make efficient use of land whilst respecting the site context and has no affect upon heritage assets;
- landscaping and boundary treatments remain as existing
- there is no significant increase in surface water runoff.

HP14

- the development does not compromise the privacy of either neighbour
- the orientation of windows in both existing and new development, in respect of access to daylight, sunlight and solar gain (i.e. natural heating from direct sunlight) is not compromised

Situation and Orientation

The situation of the building remains as existing.

Access

There would be no change to the current access to the property.

Requirement for Good Design

We believe that the building meets the requirement for good design in the following respects:

- It maintains the existing situation in keeping with its surroundings and the original building in its use of materials.
- Its scale remains the same.
- It retains and enhances the original aesthetic, using similar materials, details and treatment.
- It complies with current policies HP9 and HP14 of the Sites and Housing Plan 2011-2026
- It meets and exceeds the current building standards
- neighbour's rights to light are unchanged
- It fulfils the brief of the clients and provides a considered approach to their needs.