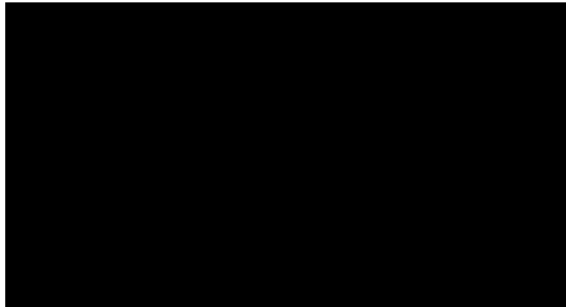


10/10/2023



Householder Planning Application

42 Paget Road
Oxford
OX2 4TD

Design and Access Statement

This Design & Access Statement has been prepared in support of a planning application for a single storey rear extension at 42 Paget Road, Oxford, OX2 4TD.

1. The Site and Relevant Planning History

The application site is located on Paget Road, in Oxford.
The application site is not a Listed Building.
The site is not located within a designated Conservation Area.

The overall character of the properties in this residential area is mixed and as seen from the planning history, other properties on the same road, also in the neighboring roads like Normandy Cres and Oliver Road have single storey and two storey rear extensions. Some of the planning applications that are already built on the the road are listed below:

Ref. No:	33 Paget Road	Demolition of existing conservatory. Erection of a part single part
21/01434/FUL	Approved	two storey rear extension. Insertion of 1no window to side elevation.

Ref. No:	30 Paget Road	Erection of single storey rear extension and erection of front porch.
14/03182/FUL	Approved	Replacement of existing door with window to side elevation.

Ref. No:	14 Paget Road	Single storey rear extension and conversion of 3 bedroom house into 2x1 bedroom flats.
03/00125/FUL	Approved	

Ref. No:	10 Paget Road	Erection of a single storey rear extension.
19/02552/FUL	Approved	

2. The Proposal

The proposal is to construct a single storey rear extension to provide additional kitchen and dining area for the residents due to the small size of the existing house.

All elements of the development would be constructed in matching render and would have a flat roof.

3. Ecology/Trees

There are no known ecological issues.

There are no trees affected by the development.

4. The Access and Highway Matters

The proposal does not have any impact on highway safety or on the parking provisions.

The front driveway can accommodate the necessary parking needed for the dwelling despite the additional bedroom.

5. Sustainability

The following outlines the principles incorporated into the design in order to minimise the environmental impact of the proposal.

- Building Fabric & Choice of Materials

As part of the proposal, where possible, sustainably sourced materials will be employed for the construction of the proposal enabling it to demonstrate low energy use over its entire life cycle. All timber in the construction will be responsibly sourced. Within reason areas of glazing have been maximised to benefit from passive heat gain and natural light and to reduce energy bills.

- Energy

The detailed design of energy efficiency measures falls within the remit of other legislation, however it is generally accepted that there is a continuing drive towards greater energy efficiency and to this end the relevant regulations are under constant review. The emphasis is towards improving the fabric of the buildings to reduce thermal loss, and as a consequence reduce the energy requirement for heating.

In addition to the required improvements in 'U' values, accredited details will be adopted that ensure a continuity of insulation, especially around window and door opening. Air leakage from the building will

also be minimised by the adoptions of good detailing and responsible workmanship. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.

6. Conclusion

In summary we are of the opinion that the proposal will not unduly harm the existing building; character and appearance of the surrounding area; or neighbouring amenity, highway safety and we would conclude the following;

This proposal has been designed to respond sympathetically to complement the existing building. Through the use of design characteristics that are appropriate to developments within the area we believe this proposal is sensitive, responsive and highly appropriate.

Given the above, it is our opinion that in terms of form, scale, size, materials, use, access, sustainability and overall design, this application is in line with development policies and should be supported and recommended for approval.

