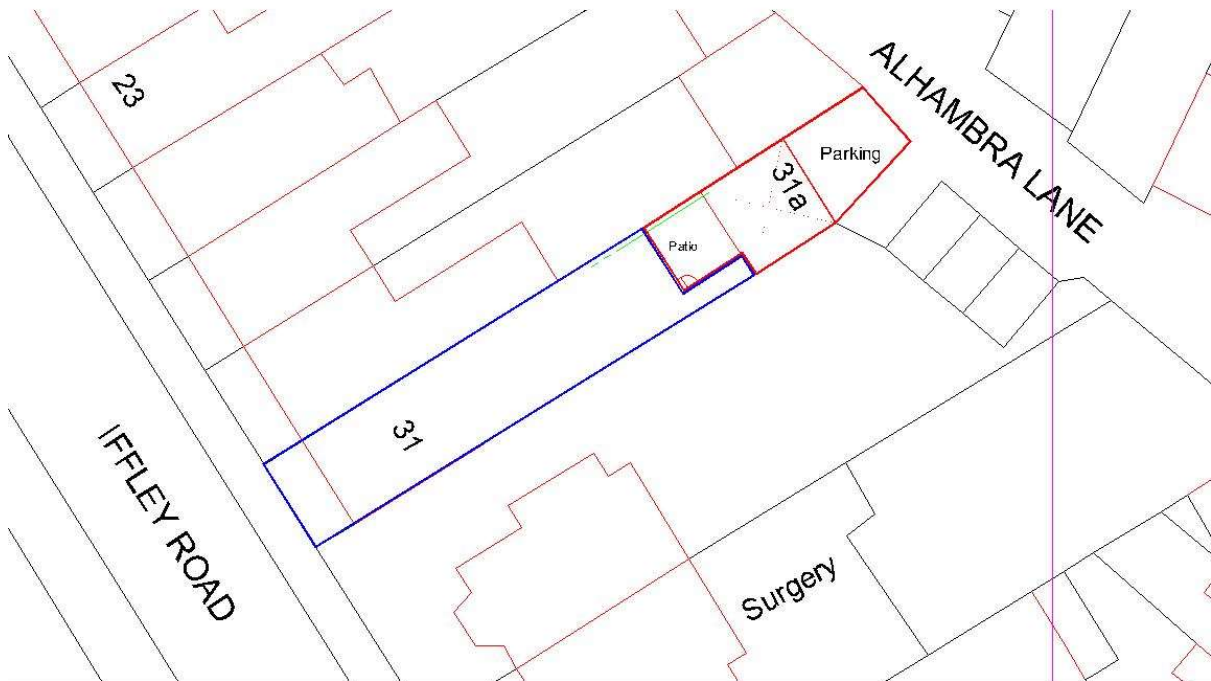


# 31a Iffley Road, Oxford, OX4 1EA

## Design + Access Statement **Updated – 27.10.2023**

Conversion of an existing Garage and 1<sup>st</sup> Floor Games Room into a new Residential 1-Bedroom House requiring a 'Change of Use' as an Annex.



### I **Site:**

The Existing building is sited at the rear of 31 Iffley Road, Oxford with direct access from Iffley Road, with a secondary access at the rear from Alhambra Lane

The Existing property is a two-storey property with a Garage at ground floor and a games room above accessed via an internal staircase

The garden has a no tree or shrub growth, although there is overhanging small trees from No 29

## 2 History:

### Replacement of existing rear structure covering basement stairs. Removal of chimney. (Retrospective)

31 Iffley Road Oxford OX4 1EA

Ref. No: 21/00948/FUL | Received: Tue 06 Apr 2021 | Validated: Wed 28 Apr 2021 | Status: Decided

### Erection of a single storey rear extension (Retrospective)

31 Iffley Road Oxford OX4 1EA

Ref. No: 20/03055/FUL | Received: Fri 04 Dec 2020 | Validated: Fri 11 Dec 2020 | Status: Decided

### Construction of new two-storey garage with games room/gym above.

31 Iffley Road Oxford Oxfordshire OX4 1EA

Ref. No: 10/02727/FUL | Received: Mon 11 Oct 2010 | Validated: Tue 09 Nov 2010 | Status: Decided

### Erection of two-storey building comprising garage on ground floor and games room on first floor.

31 Iffley Road Oxford Oxfordshire OX4 1EA

Ref. No: 10/00011/FUL | Received: Mon 04 Jan 2010 | Validated: Tue 09 Feb 2010 | Status: Decided

Nothing else as further back than 2020

Image of the front of the building from Alhambra Lane



### 3 Design Proposal:

The principle of the design is to convert the existing garage and games room into a habitable residential (**Annex**) property within the four walls of the existing building. Changing the apertures at both levels to suit and re-arrangement of the interior.

The central principle is to apply for a 'Change of Use' from an ancillary building of No 31 into a stand-alone residential property as No 31a.

**Withdrawal:** - the previous retrospective application (2010) was initially withdrawn and later approved following some minor modifications. This was resubmitted in 2016 following a similar process and converted, although not completed in terms of fenestration on both levels.

**Appearance:** - the external will generally remain as currently constructed, with the exception of the new external passageway to the rear of both new and existing properties for the purpose relocating of wheelie bins on collection days into Alhambra lane. The roof remains unchanged and the same for the external brickwork with the exception of the minor modifications to the various opening externally.

**Conclusion:** - with modest changes the building remains much as existing the only difference being the 'Change of Use' for residential space as an Annex linked to the existing house.

### 4 Access.

**Access to the property:** - will generally remain as existing direct access form Alhambra Lane and to a small garden at the rear direct form the rear of the building. The external passageway allowing separate access to the rear of No 31.

**Bin storage:** - will be via the external; passageway into the respective rear patios of No 31 & 31a. Storage of the bins will remain as currently utilised by No 31, which will be similar for No 31a within its on demise.

**Landscaping:** - no landscaping as both rear areas are designs as hardstanding Patios

### 5 Impact on the Local Area:

Very Little impact on the site and surroundings as the footprint of the building as remained unchanged as with the means of access, except access will be for pedestrian rather than Vehicular. Parking for a single car will be available directly outside of the front of the building, rather than inside the ground floor of what was a garage.

### 6 Daylight Consideration:

The situation to adjoining properties remains unchanged.



## 7 Noise Impact

No impact on the site and surroundings as the usage will be unchanged

## 8 Justification:

Adding a new single-bedroom house into the local stock will be at a benefit to first time buyers or the lower cost end of the rental market in a location close to the city centre with good public transport in an area which such properties are very difficult to find.

