



## Design Statement

**Site:** 54 Phipps Road, Oxford, OX4 3HH

**Applicant:** Mr Kola

### Proposal:

Single storey rear extension and first floor rear extension.

### Design:

The single storey element is designed as a flat roof extension with roof lantern to minimise costs and overall volume. The first floor extension is minimal and looks to increase the existing bedroom space. Given the small nature of this first floor extension a flat roof is also proposed.

The scheme is not dissimilar to other schemes approved on the same road such as no.51.

Materials have been chosen to match the existing house.

The scheme will be largely unseen from the public road.

### Sunlight and Daylight Assessment:

The assessment against the Council's 45 degree 'rule of thumb' can be seen on drawing P01A & P04A. Given that the extension fits within these rules and the context of the neighbouring houses (no.56 has extended to similar length and no.52 is detached and extended) there is no significant impact on either neighbour in terms of sunlight/daylight outlook.

