



Street View of No. 55 Home Close, Wolvercote

Design and Access Statement

For the proposed single storey rear and side extension at
55 Home Close, Wolvercote, Oxford

PERIOLI MAN
ARCHITECTS

1.0 Introduction

This statement is prepared in support of the Householder Planning application for a minor rear and side extension at a private family home in Wolvercote. The site does not fall within the conservation area and the property is not listed, nor is it close to any other Listed properties.

2.0 Site

No. 55 Home Close is a semi-detached 1930's property in Wolvercote. It has a small, detached garage set back from the house which is currently used for storage. The house has not been previously extended and is situated on the west side of Home Close, with off street parking to the front of the property and a mature garden to the rear. The site falls within Flood Risk Zone 2 (see attached confirmation from the Environment Agency and Risk Assessment).



Existing rear garden

3.0 Planning History:

The property has no planning history associated as it has not be previously altered.

4.0 Proposal:

The proposal is for the demolition of the dilapidated existing garage and the construction of a modest extension to the rear and to the side to provide an open plan kitchen/ diner and

Design and Access Statement

associated utility and WC amenities to the side. The proposal also includes a dedicated bike store for the applicant's cargo bike. The proposal is modest in scale and is flat roofed to the rear. The side portion of the extension has a pitched tiled roof to match that of the main house, when viewed from the street. Natural lighting is provided by the fully glazed doors and roof lights over, as well as windows facing the side access to light the utility and new WC/ shower. The external walls will be finished in render.

6.0 Access, Parking and Refuse Storage

Existing access, parking and refuse storage will be unaffected by the proposals. Side access will be retained and the proposals are enhanced by the provision of dedicated bike storage.

7.0 Landscaping and External Works

The existing landscaping remains unchanged.

8.0 Impact on residential amenity / Daylighting

Both of the neighbouring properties have previously been extended to the rear. The proposed extension is minor in scale and single storey and due to the size of the site and the position of the neighbouring properties, there will be no impact on the daylighting to either of the neighbouring properties nor will there be any overlooking. The window to the WC will be obscure glazed and the window to the utility does not overlook the neighbouring property. This is shown in more detail on the attached site plans.

9.0 Conclusion

The proposals seek to provide enhanced living accommodation for the house, which is minor in scale and subservient to the host building. There will be no adverse effect on the neighbouring properties because of this application and therefore it meets the planning criteria associated with this site.