

PPA2120 New Two storey Extension, Single Single Storey Rear Extension and New Porch Pursuant to approval 22/01005/FUL; Loft Extension and Insulated Render Pursuant to Approval 23/01756/CPU; New PPC Metal Windows, Relocated Existing Solar Array, and Amended Materials to 20 Grovelands Road, Risinghurst, Oxford - Design and Access Statement

Outline of Proposal

Our clients have received permission (22/01005/FUL) to extend the existing kitchen to create a family space which addresses the garden, and first floor the proposal is for an enlarged rear bedroom, subject to a Section 106 agreement with the neighbour at 18 Grovelands Road. In addition, a certificate of Lawful Development has been received (23/01756/CPU) for a hip-to-gable loft conversion and new rear dormer.

The proposal is to extend the loft conversion over the new and existing extensions, and to change the external materials on the loft to fire proof timber cladding. In addition, the clients propose to re-use their existing solar array on the roof, rear wall and on top of the permitted walkway.

Assessment of Site/Heritage Statement

Situation, Orientation and History

The house is a c.1930s semi-detached property with a shared side passage constructed as part of the surrounding Risinghurst Estate. It has a North Westerly frontage with South Easterly garden.

Existing Features and Materials

The existing building comprises rendered masonry construction with a tiled roof and PVC-u joinery.

Survey Drawings

Existing drawings are provided.

Character of Existing Development in the Locality

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

Suitability of Site for Development

The permitted loft and new extensions would mean that the principal for these uses on the site is established. As such we believe these to be minor changes and the site is suitable for this development.

Benefits/Constraints/Hazards

Benefits

The proposed changes would enhance the living conditions of the client. It would make good use of the roof space without detriment to any neighbour, and allow for the re-use of the existing solar array. The whole development would be to approach PassivHaus standards and in doing so helps the Council to achieve its stand Net Zero objectives.

Constraints

There are no major constraints. There is no compromise under Appendix 7 to rights to light for either neighbour for the rear extension. The solar panels on the low pitched loft roof would be c.1300mm inset from the ridge making them impossible to see from the street due to perspective.

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 scheme as permitted was designed in conjunction with No. 18 in order to maximise the space for both sides, effectively taking away rights to light and daylight concerns.

The proposal removes the pitched roofs, creating flat roofs in their place. The new materials seek to simplify the overall aesthetic on the side of No.20. The loft extension would be subservient to the permitted first and ground floor extensions, being set back.

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*
- *increase in surface water runoff would be to soakaways*

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 provides an appropriate intervention which is in keeping with its surrounding and the existing building in its use of materials.
- Its scale is in keeping with the extent of the site and existing structure.
- It provides a contrasting aesthetic to No.18 whilst the street scene would be the same as the permitted development scheme. using similar materials, details and treatment to the approval.
- It complies with current policies HP9 and HP14 of the Sites and Housing Plan 2011-2026
- It meets and exceeds the current building standards
- It protects the neighbour's rights to light
- It fulfils the brief of the clients and provides a considered approach to their needs.