



MEK Town Planning and Design
Consultants Ltd

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DESIGN AND ACCESS STATEMENT **For**

single storey front extensions.

At

26 Alice Smith Square Oxford Oxfordshire OX4 4NF

Date: 27 October 2023

Ref: 26ASQ/1

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1.0. INTRODUCTION AND BACKGROUND.

- 1.1. This planning statement has been prepared by MEK Town Planning and Design Consultants Ltd to accompany a planning application for a simple single storey extension.
- 1.2. The site address is referred to as: 26 Alice Smith Square Oxford Oxfordshire OX4 4NF. The application is submitted to Oxford City Council.



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1.3. Overall, this statement provides an assessment of the proposal in relation to the relevant national and local planning policies and demonstrates that the proposal will not result in harm to the character and appearance of the host building, surrounding town scape and the living conditions of neighbouring properties.

2.0. THE SITE AND CONTEXT.

2.1. No. 26 Alice Smith Square Oxford Oxfordshire OX4 4NF is a single dwelling house. It has a front porch with a flat roof. The property is a semi-detached dwelling house and is within a residential area.

2.3. The site is not in a conservation area and the property is not listed

3.0. DESCRIPTION OF DEVELOPMENT.

3.1. Planning permission is sought for a single storey front extension.

4.0. RELEVANT PLANNING HISTORY.

22/00569/FUL: Erection of two storey side extension. Provision of bin and cycle store – Refused on 10 May 2022. (Appeal reference APP/G3110/D/22/3304180 was dismissed on 14th October 2022.

21/01724/FUL: Erection of two storey side extension. Provision of bin and cycle store and car parking – Refused 21 October 2021.

77/00513/A_H: Extension to enlarge living room – Granted 9th December 1977.

68/20843/A_H: Garage for private car with vehicular access – Granted 12 November 1968.

23/00842/FUL | Demolition of existing garage and outbuilding. Erection of a part single, part two storey side and rear extension. Insertion of 5no. windows to side elevation. Alterations to fenestration. (amended plans). Granted 7 August 2023.



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5.0. RELEVANT PLANNING POLICY.

5.1. National Policy

5.1.1. National Planning Policy Framework (NPPF), 2021 - Design.

5.2. Oxford Local Plan 2036

S1 - Sustainable development.

H14 - Privacy, daylight and sunlight.

DH1 - High quality design and placemaking.

RE7 - Managing the impact of development.

CP6: Efficient Use of Land & Density.

CP8 Designing Development to Relate to its Context.

Core Strategy

CS18 Urban design, townscape, character & historic environment.

Sites and Housing Plan

HP9 Design, Character and Context.

HP14 Privacy and Daylight.

MP1 Model policy.

6.0. MAIN ISSUES AND CONSIDERATIONS.

Impact on Character and Appearance/Streetscape.

Impact on Living Conditions for Neighbouring Properties.

6.1. Character and Appearance/Townscape/Streetscape

6.2. Planning permission is sought for the single storey front extension to the existing front porch. The proposal is modest, and uses materials including the roof form that would



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complement the appearance of the host building and surrounding context. In light of this, it is considered that, the development would have acceptable impact on the character and appearance of the immediate and wider townscape and streetscape, and would be in accordance with the aims of the aforementioned policies of the Oxford Local Plan 2036.

6.3. Impact on the Living Conditions.

6.4. The proposal by its nature and siting in relation to neighbouring boundaries would ensure acceptable living upon neighbouring occupiers in accordance with the aims of Policies HP14 of the adopted Local Plan 2020 and Local Plan 2036.

7.0. SUMMARY AND CONCLUSION

7.1. In summary: The proposals would be acceptable in principle at this location. They would make the efficient use of the brownfield site to make a positive contribution to the surrounding streetscape, roof scape and townscape along Alice Smith Square. The design is sympathetically subservient to the host building as it would respect it and respond to its context in terms of urban form, use of construction materials, overall scale, bulky and visual mass and siting. There are similar front extensions in the immediate vicinity and the proposed would be in keeping. The impact on the living conditions would be acceptable. The issues of impact in terms of daylight and sunlight effect would not arise from the proposed development.

7.3. In conclusion: The local planning authority is respectfully requested to grant planning permission for this proposal because it complies with the requirements of the Development Plan of Oxford Council and all the other material considerations have satisfactorily been addressed as discussed within the body of this document.