

Planning statement and design and access statement  
in support of proposed development to

## **9 Southmoor Road, Oxford**

### **The One-Stop Planning Service**

18 Dearlove Close, Abingdon OX14 1LP tel: 07846 962 886

## **Introduction**

This statement is prepared in support of the planning application for proposed development to 9 Southmoor Road, Oxford.

The proposal is to construct a rear extension over three stories; provide a dormer roof extension; and to construct a garden room to the rear of the garden.

## **Site description and context**

The property is constructed on a slope such that to the front, it is a two storey property (with an additional room in the roof), with an extra storey below to the rear of the property, giving out to the garden which leads down to the canal.

The property is Victorian and constructed from red brick with grey slates and white painted wooden windows, retaining many period features and detailing to the brickwork.

The properties along Southmoor Road are not identical in appearance, with some detailing differing along the street; nevertheless there is a clear pattern to the properties especially surrounding no.9. (This proposal does not alter the front elevation at all.)

Many properties along the road have extended to the rear, some considerably.

## **Amount**

The site area is 208m<sup>2</sup>, the footprint of the existing building is 53.5m<sup>2</sup> and the total existing floor area is 176.5m<sup>2</sup>.

The proposed works will increase the footprint of the building by 19.5m<sup>2</sup> and the floorspace of the building by 70.5m<sup>2</sup> (not counting the garden room, which will have a footprint of 25m<sup>2</sup>).

## **Layout**

The proposal has been designed to improve the accommodation offered at the property. It increases the size of the kitchen at garden level and allows the room to be used as a kitchen/diner. It increases the size of the office on the ground floor to make it more functional, and increases the size of the second bedroom on the first floor. The proposed dormer allows for improved use of the loft, which has already been converted into accommodation.

The garden room is designed to screen the garden from the canal as well as permit effective use of the canal side as appropriate.

## **Scale**

The floor area added to the property is significantly less than half of the floorspace of the existing property and so it is proposed that the scale of the development is appropriate.

The scale of the garden room is appropriate in the circumstances and in keeping with similar developments along the canal.

## **Appearance**

The materials used in the construction will match the existing property. The proposed flat roof arrangement for the rear extensions is masked by parapet walls.

## **Sustainability**

As part of the proposal, where possible, sustainably sourced materials will be employed for the construction of new works. All timber in the construction will be responsibly sourced.

Accredited details will be adopted that ensure a continuity of insulation, especially around window and door opening. Air leakage from the building will also be minimised by the adoptions of good detailing and responsible workmanship. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.

Energy consumption will be minimised by employing the following measures: high performance double glazing; high levels of insulation to floors, walls and roofs; user information, highlighting energy efficiency.

The following measures will be adopted that will assist in achieving reductions in the consumption and waste of water: flow restrictors fitted to all taps; dual flush cisterns.

## **Access**

The proposal does not affect access to the site.

Access to the rear garden will still be possible via the side of the property as at present.