



Design Statement

Site: 29 Old Witney Road, Eynsham, OX29 4PT

Applicant: Mr & Mrs Whyntie

Proposal:

Single storey front, side and rear extension. Removal of existing garage and outbuildings and proposed single storey outbuilding to provide ancillary accommodation to the main house. Installation of external wall insulation and render to the existing house. The repositioning of front brick pier to provide wider access onto the existing drive.

Setting:

29 Old Witney Road is a detached 3 bedroom dwelling, with existing garage and outbuildings along the north west boundary with no.31.

Old Witney Road has a variety of house styles and materials. Shallow pitched roofs and flat roofs are common place and wall materials range from traditional red brick to more common red/brown multi bricks and render.

Proposal:

The applicant is looking to increase the ground floor living spaces, the aesthetics and environmental performance of the house. Alongside this they are looking to add space to accommodate an older member of their immediate family with a new garden annexe. The annexe is put forward as solely ancillary use for the benefit of the existing dwelling and occupants who are immediate family members.

The design of the proposal looks to modernise the house, while maintaining the character of the road. A combination of pitched and flat roof single storey extension is not out of keeping with the road and specifically its closest neighbours.

The annexe is to replace the existing garage, outbuilding and covered area that currently extends along most of the north west boundary. The proposed annex will be slightly higher along the boundary, however, it will be shorter overall in comparison with the existing outbuildings. The proposed shallow pitched roof will ensure there is little impact on the light and outlook from the garden of no.31.

It is noted that Permitted Development would allow an outbuilding of similar footprint to be built in the position of the proposed annexe (albeit with an overall height limited to 2.5m). Therefore in comparison with what is already in place and what is possible under Permitted Development, it is proposed that the annexe would represent a form comparable with existing outbuildings and not uncommon in other developments.



The outbuilding is proposed as detached from the main house, partly because a main drain runs between the 2 and construction over it would be awkward. The applicant, however, would be open to creating a visually 'lightweight' link if the Council preferred the 2 buildings to be linked to strengthen the deemed ancillary use.

Although the existing garage is to be removed, there is ample off road parking along the existing driveway. The repositioning of the front door will also encourage visitors to use the driveway rather than currently parking on Fruitlands road.