



**PLANNING, DESIGN & ACCESS STATEMENT**

**121\_DAS02p01**

To accompany the application for:

1. Construction of single and two-storey rear extensions

**AT**

11 Drove Acre Rd, Oxford, OX4 3DF

1.0 INTRODUCTION

- 1.1 This statement has been prepared to accompany the Full Planning application for land adjacent to 11 Drove Acre Rd, Oxford, OX4 3DF.
- 1.2 This statement should be read in conjunction with the documentation submitted with the application.

2.0 SITE LOCATION & CONTEXT

- 2.1 11 Drove Acre Rd is a two-storey semi-detached property, that occupies a large corner plot, and which lies within an established residential area of Oxford.



Extract from Google Maps with site highlighted in red

- 2.2 The existing property remains largely unchanged, with a single storey flat roof structure added to the rear (that has now been removed). Externally the property has a hipped roof with a two-storey bay window to the front elevation. Windows and doors are white uPVC, with black rain water goods.
- 2.3 Existing materials – the property is predominantly finished in render, with a small area of facing brickwork to the ground floor front elevation. The roof is covered with material blue slate with red hip tiles. This is in keeping with other properties in the general locality in Drove Acre Rd, Cricket Rd, Ridgefield Rd and Howard St all have similar appearance and external materials.

- 2.4 Drove Acre Rd is located in an area consisting of terraced properties intermingled with numerous pairs of semi-detached properties, mainly located on corner plots. They all share a common language of architectural details and palette of materials, including double storey bay windows and a combination of brick and painted render. The semi-detached corner properties are set within good sized plots, set back from the road with front gardens and driveways.



View of 11 Drove Acre Road (google street view)

- 2.5 The site is located in a highly accessible location with all required amenities located on the nearby Cowley Road and close to excellent transport links across the city and further afield.
- 3.0 LAYOUT & SCALE & APPEARANCE
- 3.1 The proposed rear extensions are sympathetic to the original dwelling and surrounding properties in scale, design and appearance.
- 3.2 The scale of the proposal is considered to be proportionate to the host dwelling, and not dissimilar to most semi-detached corner plots in proximity. In addition, the proposal has been designed to have minimal impact on neighbouring properties.
- 3.3 The materials used will match the existing to ensure that the extension is in keeping with the original property, and street scene generally.

#### 4.0 ACCESS

- 4.1 The property is accessed from the street from the front. There are existing private amenity spaces and bike and bin storage areas, all proposed to be retained. An existing dropped kerb provides access to a single off-street parking area.
- 4.2 There will be no loss of off-street parking.
- 4.3 Drove Acre Rd is located within easy reach of footpath links, cycle routes and public transport.

#### 5.0 SUSTAINABLE DESIGN STRATEGY

- 5.1 The location of the property is very sustainable, close to all necessary amenities provided on Cowley Road and the city centre, in walking and cycle distance. The property is also very close to bus routes into Oxford and to London.
- 5.2 The proposal has been designed to conform to and where possible exceed current Building Regulations in terms of thermal insulation, providing good natural lighting and natural ventilation. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.
- 5.3 Where possible, sustainably sourced materials will be employed for the construction of new works. Energy consumption will be minimised by employing measures that include: high performance glazing; high levels of insulation to floors, walls and roofs; user information, highlighting energy efficiency.
- 5.4 Minimising water consumption - flow restrictors, dual flush cisterns and external water butts will all assist in reducing overall water usage.

#### 6.0 OUTDOOR AMENITY

- 6.1 11 Drove Acre Road will retain a private garden (immediately to the rear) that is at equivalent in size to the original building footprint. Further amenity space is accessible to the front and side of the property.
- 6.2 Amenity space will remain in accordance with Policy H16 of the OLP2036.

#### 7.0 TREES

- 7.1 There are no existing trees or root protection areas that will be impacted by the proposed extension as shown on the submitted plans. Therefore, the proposals should be in compliance with Policy G7 of the OLP2036.

## 8.0 ECOLOGY & BIO DIVERSITY

8.1 Mitigating biodiversity loss - one Avianex bird box is proposed to be located on the proposed east elevation of the proposed extensions.

## 9.0 SUNLIGHT/DAYLIGHT AND NOISE IMPACT

9.1 The proposals respect the existing adjacent properties; these properties are not impeded as per the NPPF and planning guidance using the 25/45-degree test.

9.2 The proposed extensions have been designed to respect both the privacy and residential amenity of the neighbouring properties. Residential Amenity in accordance with Policy H14 of the OLP2036.

9.3 With regard to the established residential use of the area it is envisaged that there will be no increase in noise generation.

## 10.0 FLOOD RISK

10.1 The Environment Agency risk of flooding using the post code for the site showed surface water as 'Very low risk' and river and sea as 'Very low risk' therefore the proposal would not adversely affect the likelihood of flooding within this locality.

10.2 Any proposed hard landscaping on the site will be permeable.

## 11.0 EVALUATION AND CONCLUSION

11.1 Planning consent is sought for the construction of a single and two-storey rear extension. The proposed scheme is considered a wholly appropriate development in this area of Oxford.

11.3 Careful consideration has been given to the design, scale, materials and the impact of the proposal on the character and appearance of the original dwelling and street scene.

11.3 In preparation of this planning application all relevant Local Plan policies, NPPF framework and general design standards have been closely considered.

11.4 Given these points it is suggested that the proposal is worthy of support and subsequent approval.