



Street View of No. 18 Chester Street, Oxford

Design and Access Statement

For the proposed single storey rear extension, loft conversion and replacement garage at

18 Chester Street, Oxford

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1.0 Introduction

This statement is prepared in support of the Householder Planning application for a minor rear extension, loft conversion and replacement garage structure at 18 Chester Street, Oxford. The site does not fall within the conservation area and the property is not listed, nor is it close to any other Listed properties.

2.0 Site

No. 18 Chester Street is a 2 storey mid-terrace Victorian red brick family house, just off the Ifffley Road in east Oxford. It has a small, prefabricated detached garage at the end of the garden which is accessed from a shared private lane off Stratford Street (see site plan). The house has not been previously extended and is situated on the north side of Chester Street, with a small street facing garden and a mature garden to the rear. Parking in this area is restricted.

3.0 Planning History:

The property has no planning history associated as it has not been previously altered.

4.0 Proposal:

The proposal is for a single storey extension to the side and rear of the existing outrigger to provide an enlarged kitchen/ diner and the replacement of the dilapidated existing prefabricated garage with a new robust construction. We have also proposed a loft conversion which would be within the permitted development rights of the property but have included this on the drawings for completeness as roof lights are proposed on the front roof slope.

The proposed rear extension is modest in scale and the materials are to match the existing building, with facing brick and a slate roof proposed for both the kitchen extension and for the replacement garage. Natural lighting is provided and enhanced within the body of the existing house by the glazing to the gable and roof lights in the new pitched roof over. The extension is contemporary in appearance but is subservient to the house building in scale and references its surroundings using traditional materials. The extension would be unseen from the street, but the garage would be visible from the shared access lane and provides a more attractive construction which is in keeping with the surroundings than the current prefabricated concrete structure. We have proposed the rear of the garage (facing the garden) is clad with timber to soften the appearance from the main house.

6.0 Access, Parking and Refuse Storage

Existing access, parking and refuse storage will be unaffected by the proposals. Rear pedestrian and car access from the lane will be retained and the proposals are enhanced by the provision of dedicated bike storage within the garage, accessed via the pedestrian door proposed.



Existing Garage (lhs) facing the lane to the rear

7.0 Landscaping and External Works

The existing landscaping remains unchanged and boundary treatments (1.8m close boarded fence and brick walls) will be retained unaltered.

8.0 Impact on residential amenity / Daylighting

The neighboring property at No. 16 has been comprehensively extended to the rear, including a high-level boundary wall of more than 4m in height (see attached drawings for detail). We have proposed that the new roof slopes away from both neighbours and is low level along the boundary with No. 20 as shown on the submitted drawings. The proposed extension is minor in scale and will have no effect on the daylight to either neighbour, nor will there be any increased overlooking. All roof lights proposed are more than 1.7m above FFL and all glazing is focused down the garden with no side facing glazing proposed.

9.0 Conclusion

The proposals seek to provide improved living accommodation for the house, which is minor in scale and subservient to the host building as well as a replacement garage which is in keeping with the surrounding areas and provides enhanced parking and storage space.

There will be no adverse effect on the neighbouring properties because of this application and therefore it meets the planning criteria associated with this site.