

DESIGN + ACCESS STATEMENT

Side and rear extension, conversion into an HMO (Class 4).

140 Sandy Lane. Oxford. OX4 6LQ



View from road



View from garden

1. SITE ASSESSMENT

140 Sandy Lane is an end of terrace 3-bedroom property. The walls of the house are a combination of red brick and vertical tiles with uPVC windows under a concrete pan tile roof. To the front of the house is a gravel area, the rear is laid to lawn and is enclosed by a 1.8m high close boarded fence.

In 2021 a prior notification for a larger house extension was approved (21/00029/H42). A subsequent planning application for a single storey rear and a two-storey side extension plus a modest single storey element to the front was approved (21/00852/FUL). None of the approved work has yet been carried out.

The property is not listed and is not within a Conservation Area.

2. PROPOSAL:

This application seeks approval for a two-storey side extension and a single storey rear extension and conversion from a single dwelling house (C3) into an HMO (Class 4).

3. BRIEF / DESIGN:

The Applicant wishes to extend the house, broadly in line with the approved scheme approved (21/00852/FUL), however, instead of retaining the property as a C3 Dwelling the intention is to convert the building into an HMO (Class 4).

A two-storey side extension is proposed. The two-storey element is limited in depth to that of the existing building. The extension will provide space for 3 ensuite bathrooms plus a boiler room. The extension will be faced in red brick to match the existing building under a concrete tiled roof. On the side elevation will be two windows that serve ensuites, both will be fitted with obscured glass and will have restricted opening. The size of the side extension has already been approved and deemed acceptable.

To the rear of the property, a single storey extension will be added. The rear extension will provide a bedroom plus a living room space. The depth of the extension is approximately 800mm less than the extension approved in 2021.

4. LANDSCAPING / ENVIRONMENT / DAYLIGHTING ASSESSMENT:

No known natural habitats will be disturbed because of the works.

The floor, walls and ceiling of the extension will be insulated to meet current Building Regulations. The two-storey side extension will not create additional shading of any adjacent property.

The rear extension will create a modest amount of additional shading to #138 + #144 Sandy Lane. It should be noted that the depth of this application is approximately 800mm shorter in length than the existing consent and therefore any shading will be less than that previously deemed acceptable.



The site has not been identified as being at risk from flooding.



A covered refuge and recycling store will be provided as part of the proposed works.

5. ACCESS

The existing parking area to the front of the house will be retained. The site is in a sustainable location within a short distance to local amenities plus bus stops with regular services into the city centre. A 10-space cycle store will be located within the rear garden.



Image of proposed cycle shelter

The floor level of the extension will be level with the existing finished floor. The provision of two bedrooms on the ground floor, both with dedicated shower rooms will be particularly suitable for tenants with limited / restricted mobility.

6. HMO – Guidelines / compliance.

There are currently 27 dwellings within 100m of the application site, 2 of these are licenced HMOs – this equates to 7%. The conversion of #140 Sandy Lane will result in 11% of dwellings being HMOs – this figure is less than the 20% threshold set by Oxford City Council.

The design of the proposed conversion complies with Oxford City Council's *Amenities and Facilities Guidelines for Landlords*.

7. SUMMARY

- The scale and design of the proposal has already been approved and considered acceptable.
- This application is for the change of use into an HMO, not a new purpose-built building.
- The depth of the extension is approximately 800mm less than the extension approved in 2021.
- The design complies with Oxford City Council's *Amenities and Facilities Guidelines for Landlords*.
- *There are 3 other HMOs in Sandy Lane (2 within 100m) demonstrating that Oxford City Council feels the area is suitable for HMOs.*
- No neighbouring properties will be over-looked by the proposal.