

# PROPOSED NEW DWELLING HOUSE ON A LAND AT THE REAR OF 61 WOODSTOCK ROAD, WITNEY, OXON

## DESIGN & PLANNING STATEMENT

### 1.0 INTRODUCTION

The following statement highlights the nature and characteristics of the Planning Application at 61 Woodstock Road, Witney, Oxon, which seeks Planning Approval for the proposal to:

- Develop the land at the rear of the existing house to build a new dwelling.
- Propose the new dwelling, comprising two stories with the living spaces on the ground floor and two further bedrooms and a bathroom on the first floor.
- Provide Refuse and Cycle Facilities under Local Planning Authority Policies.
- Provide two new Car-parking spaces on the proposed dwelling front yard.

### 1.2 DEVELOPMENT OVERVIEW

#### 1.2.1 In summary:

- The proposed building follows the adjoining property dwellings' form, scale, and materiality.
- The front garden is allocated for the Bin and Cycle enclosures, which are integrated into the main bulk of the building and car parking spaces defined by a plant-bed and entrance-level approach footpath.

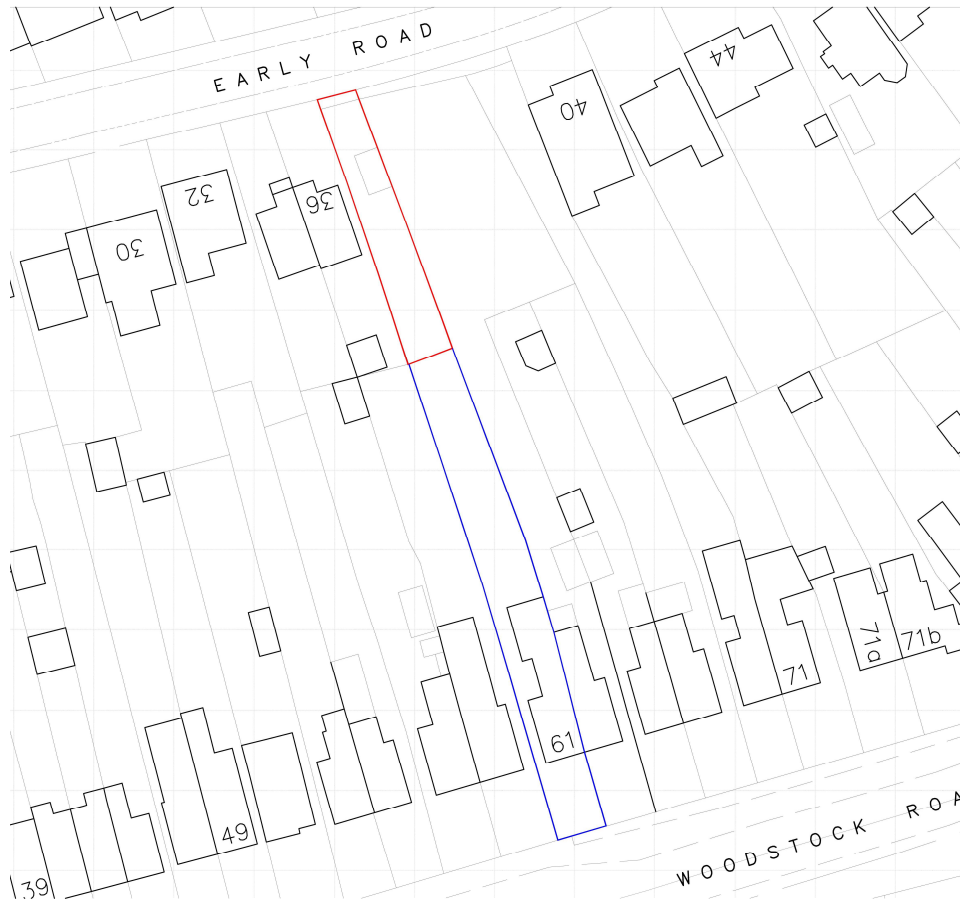
1.2.2 The proposed design aimed to facilitate ideal use of the land to avoid and limit impacts on any surrounding neighbours in terms of overlooking or interrupting existing habitable window outlooks. It collectively has been configured to relate to the scale and footprint of the surrounding context.

1.2.3 The proposal's overall mass, form and general character reference has been made to the existing building and the surrounding context, ensuring the proposal incorporates a combination of pitched roofs, wall finish, and window feature elements on all elevations and ridge heights like the established context. This approach ensures the proposal works with the surrounding buildings' rhythm, form, and particular separation.

1.2.4 The proposed primary finishing material for the walls will be Buff brick work with a brick projecting panels and corbelling work at gable-end eaves to match the existing adjoining properties. Interlocking concrete tiles to the pitched roofs will incorporate Plain clay tiles, whilst the glazed window and door openings will be finished with white PVCu frames to match existing.

1.2.5 The proposal has been designed to relate to the surrounding context, seeks to adopt traditional materials and features found within the immediate context, and collectively seeks to complement and respect the Area's built character and development pattern.

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Above: Site Block Plan conveying the Site curtilage outlined in Red and existing Building curtilage outlined in Blue relative with the surrounding context.

## 2.0 SITE LOCATION AND IMMEDIATE CONTEXT

### 2.1 THE SITE AND EXISTING USE

- 2.1.1. The Site is in the West suburban region of Oxford Witney. The Site is approximately 5m across, an extension of the rear garden of a dwelling @ 61 Woodstock Road, which ends fronting a highway, namely "Early Road". The Site highlighted in red can be accessed via artery roads from Early Road.
- 2.1.2. The existing house located on the rear garden's south side with the curtilage outlined in Blue. It is set back from the highway Woodstock Road in a South-East to North-westerly orientation.
- 2.1.3. Early Road was built by the PYE Building/Construction company in the 1960s. PYE constructed a primary Housing State and purchased several lands from the top garden of houses on Woodstock Road, totalling hundreds.
- 2.1.4. Early Road consisted of detached houses/bungalows with Garages. Local Planning Authority (LPA) allowed a pair of semi-detached built with no garage about two years ago, which set a precedent for future similar developments.

### 2.2 THE IMMEDIATE CONTEXT, SCALE AND MASS

- 2.2.1. The property's immediate context is formed from a mix of dwelling types, detached, Semi-detached and terraces of two-storey buildings, and bungalows.
- 2.2.2. In the immediate rear of the site are traditional semidetached large dwelling houses fronting Woodstock Road. the back gardens of the surrounding properties are generally part grassed and part shrub planted, bounded by a combination of 1.8m closed board, brick boundary fence walls or wood panel fences.
- 2.2.3. The scale and mass of adjacent and neighbouring properties fronting Early Road, vary between two stories and bungalows, generally with

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pitched roofs, gable ends with Buff and red-multi brickwork. Roof finishes predominantly are in interlocking concrete tiles and some in natural slates.

- 2.2.4. The predominant material used for the wall finishes on the dwelling fronting Woodstock Road is Red Multi Face bricks in combination with Plain clay tile, and some in light beige render finish.

### 3.0 PHOTO'S OF THE EXISTING BUILDING & CONTEXT



The Image looks North on the dwelling at No 61 on the right, the Southern Elevation fronting the Woodstock Road. It highlights the general buildings' material character, quality, overall mass, scale, and composition of properties and their relationship with the highway.



The Image looks South to the land at the rear of 61 Woodstock Road fronting Early Road, highlighting the material character, architecture, quality, overall mass, scale, and composition of the adjacent properties and their relationship with the highway.

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The Image looks East to the land at the rear of 61 Woodstock Road neighbouring properties fronting Early Road. It highlights the material and architectural character, quality, overall mass, scale, and composition of the properties and their relationship with the highway.



The Image was taken in the back garden of No 61 Woodstock Road, looking North to the land at the rear, where the proposed dwelling will rest in line with the adjacent house on the left.

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**The Image taken from Early Road looking South at the existing available land where the proposed dwelling will rest in line with the adjacent residence on the right.**

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### 4.0 OFFICERS PRE-APP ADVICE ON RELEVANT PLANNING POLICIES

As per Pre-App Advice dated 28/07/2023, received, the West Oxfordshire Local Plan 2031 (WOLP) determines the development.

- 4.1. Officers considered since the proposed development is within Witney and wholly within the main service centre of Witney, policies OS2 and H2 come into effect, against which the application is considered. Policy OS2 states, "A significant proportion of new homes, jobs and supporting services will be focused within and on the edge of the Witney main service centre.
- 4.2. Officers considered the proposed development falls within Policy H2 of the adopted Local Plan, which states, "New dwellings will be permitted at the main service centres, rural service centres and villages where the scheme is on undeveloped land within the built-up area provided that the proposal is under the other policies in the plan and in particular the general principles in Policy OS2.
- 4.3. Officers considered since the proposed dwelling is within the main residential settlement of Witney built-up area, it will need to accord with Policy OS2, which states that, in principle, a home or dwelling is likely to be acceptable subject to design, character and appearance.
- 4.4. Officers would likely consider the National Planning Policy Framework (NPPF), which sets out the Government's planning policies regarding three dimensions of sustainable development: the economic, social, and environmental planning roles considering the comments to be sought from OCC highway regarding Highway safety and the Ecologists regarding ecological impacts with new dwellinghouse in this location. The decision-making process for this application will assess whether the adverse effects of granting planning permission for the proposed development would significantly and demonstrably outweigh the benefits.

### 5.0 PRE-APP OFFICER'S COMMENTS SUMMERY

- 5.1. The officer acknowledged a second submission of the revised scheme, as discussed per the site meeting. It was discussed the new proposal for a small site in this location would require a well-designed property coherence with the neighbouring dwellings in terms of height, scale, form, and materiality with a two-storey building of 1 to 2 bedrooms with a front line with the existing adjacent building.
- 5.2. In the final submitted scheme, all the design concerns were addressed with the proposed two-storey, two-bedroom dwelling and were coherent with the National Space Standard for a typical two-bedroom dwelling.
- 5.3. The applicant also has consulted all the immediate dwelling owners as advised by WODC. The applicant shared the plans and discussed the scheme with the close affected neighbours at:
  - 59 Woodstock Road, the left-hand neighbour facing up to the existing garden.
  - 63 Woodstock Road, the right-hand neighbour, with the empty plot on top. (East Side of the plan)
  - 43 Early Road, opposite to the proposed dwelling
  - 36 Early Road is the adjoining property dwelling on the West side.

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## 6.0 DESIGN RESPONSE / PRINCIPLE OF DEVELOPMENT

The main design principles adopted to address the Planning Case Officer comments.

- 6.1 The new proposal provides medium-sized dwelling house to conform with the National Space Standards and as advised by the Pre-App Case Officer for a two-bed house. The original scheme of a single chalet dwelling revised into a two-storey house in line with the neighbouring properties style and the Officer's recommendation.
- 6.2 The new proposal offers single family dwelling, designated to occupy two floors with a slightly rear-extended ground floor to make more appropriate use of available space for the living-room and provide a viable scheme. The new dwelling comprises a Study and an open plan Loung/Diner/Kitchen at ground floor, two bedrooms and a bathroom at first floor.
- 6.3 The proposed building form, ridge, and eaves heights will be kept the same as the adjacent property dwelling, and the material character, roof style, and wall finish incorporate architectural features in harmony balance and match the existing ones to collectively provide a complimentary addition to the mass and form of the existing building.
- 6.4 The front, rear and side elevations' material and form will be in coherence with the adjoining Property in terms of texture, colour and build style, such as brick-corbelling gable-end eaves and brick bound. The window and door frames will be in white PVCu to match the existing windows of existing neighbouring properties.
- 6.5 The proposed front wing will accommodate ancillary bins and cycle enclosures predominantly finished in face brickwork, with the dual-

pitched roof covered in interlocking tiles to match the existing colour style and texture.

- 6.6 The front garden will allocate a level-approach footpath to the house, parking spaces for two cars parked in tandem and a plant bed, which will be landscaped with plants indigenous to the local climate with a small tree.

## 7.0 TRANSPORT STATEMENT -

- 7.1 Appendix C of TRANSPORT FOR NEW DEVELOPMENTS PARKING STANDARDS FOR NEW RESIDENTIAL DEVELOPMENTS, sets out the parking space provision for new residential areas throughout Oxfordshire. It sets out a maximum of two parking spaces for a two-bedroom dwelling for this proposal, we have allocated two parking spaces for two cars to be parked in tandem.
  - 7.2 **BICYCLE STORE** The Cycle and storage is proposed within a secure enclosure, providing space for 2x cycles for more sustainable transport methods to serve the house.
- ## 8.0 HOUSEHOLD AND RECYLING REFUSE STORAGE
- The refuse bin storage is proposed within the secure enclosure, providing space for two-wheeled containers to serve the dwelling's households and Recycle waste.