

DESIGN AND ACCESS STATEMENT

**PROPOSED NEW THREE BEDROOM DWELLING.
PARKING AND ACCESS**

**Land to the side of
59 Colwell Drive Witney Oxon OX28 5NJ**

Prepared by

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PROPOSAL

The proposal is for a new semi-detached three bedroom dwelling adjacent to 59 Colwell Drive in Witney. The existing property occupies a large corner location on the Burwell Drive development on the corner of Colwell Drive and Wilmot Close.

PLANNING POLICY

The West Oxfordshire Local Plan 2031 has been written and adopted to meet the requirements of the National Planning Policy Framework and the specific needs of West Oxfordshire.

The Local Plan has a number of core objectives which can be summarised as: -

1. Create strong market towns and villages
2. Meet the specific housing needs of communities
3. Sustainable economic growth
4. Sustainable communities with access to facilities
5. Protecting and enhancing the environment and reducing the impact of climate change

The plan is underpinned by the general presumption in favour of sustainable development and the location of the proposed site is within the Witney sub area designated a main service area.

The Local Plan identifies the fact that there are relatively few opportunities within the existing built up area of Witney for large scale development which creates pressure on Greenfield land on the edge of the town. It is therefore important, in order to meet the core objectives of the plan, to utilise the opportunities which do exist to add sympathetically and appropriately to the housing stock.

DESIGN

The development at Burwell Drive is a typical 1970's development of mainly semi-detached properties. The property in question occupies a large corner plot which is similar in size and nature to other corner plots on the development which have been developed with additional accommodation.

The objective is to create a new 3 bedroom property attached to the existing dwelling and which will protect the form of the existing building whilst providing appropriate parking and amenity space for the occupants of both the proposed and existing dwellings.

We believe this has been achieved and demonstrated on the accompanying drawings. The proposed new dwelling has been set back from the face of the existing building and has a lower ridge line which creates a subservient relationship with the host.

The front elevation has been designed to match the crosswall construction style of the host dwelling. Face brickwork and roof tiling to match the existing building is proposed.

PARKING AND ACCESS

Parking for the existing property will be created on the existing gravel forecourt. The Oxfordshire Highways parking space and visibility splay requirements can be achieved as demonstrated on the accompanying drawings.

Parking for the new dwelling will be at the rear of the property where an existing driveway and garage exist. Again the Oxfordshire Highways parking requirements can be met as demonstrated on the accompanying drawings.

Thus parking can be accommodated on site in full accordance with the Highway Authorities requirements.

IMPACT ON NEIGHBOURS

NEIGHBOURS TO THE REAR - 1 Wilmot Close

The distance from the proposed new dwelling to the boundary with 1 Wilmot Close is 10 meters and the distance from the existing dwelling to the boundary with no 1. Wilmot Close is 11.5 meters. Both distances are sufficient not to have an adverse impact on the property.

NEIGHBOURS TO THE LEFT – 57 Colwell Drive

The relationship between the existing property and that at number 57 Colwell Drive is not changed. The new dwelling will create no additional adverse impact on the property at 57 Colwell Drive.

THE EXISTING DWELLING – 59 Colwell Drive

The proposed new dwelling extends beyond the rear wall of number 59 by 1500mm which is not sufficient to cause adverse impact. At first floor level the generally accepted 45 degree rule to the centre of the closest habitable room window is respected, see accompanying drawings.

AMENITIES

The total plot size is approximately 295m².

The existing property will retain a plot size of 147m² which after deducting the footprint of the property leaves 102m² of garden amenity space.

The new property will secure a plot size of 148m², approximately 50% over the total and after deducting the footprint of the dwelling (47.5m²) will leave a garden amenity space of 100.5m².

The private amenity space is therefore sufficient in size for the proposed properties and also bearing in mind the close proximity of outdoor recreational facilities within easy walking distance.

The local primary school and shops are all within easy walking distance as is the local bus service.

Bin Stores

Provision will be made within each plot for appropriate bin storage

Cycle Storage

Provision will be made within each plot for appropriate cycle storage

CONCLUSIONS

We believe the proposal represents a carefully conceived form of development mindful of its context. The proposed new house is proportionate in its scale and appropriate in character to the location in which it sits and within the wider street scene. It is respectful of its neighbours and does not cause any harm to their private amenity space.

The sub division of the plot accommodates both the existing and new properties, providing sufficient private amenity space and complying with the Highway Authorities parking standards.

The location sits within the Local Plan Witney sub area and the proposal contributes to the housing stock in a sustainable manner.

Bearing this in mind we hope the officers will agree this is an acceptable form of development and support the application