

**Design and Access Statement  
For a proposed single storey side extension**

To,

**Oakley House  
16 Oak Drive  
Highworth, SN6 7BP**

Client- Mr & Mrs Sheridan

**Existing**

Oakley House is a detached family dwelling residing on a generous plot close to the centre of Highworth. It is however outside the Highworth Conservation Area.



Gardens extend to the south, west and northern sides of the property, and there is a good sized driveway and garaging to the eastern side for multiple vehicles.

The garden to the southern side, is predominately paved and is presently underused. This area is quite concealed and is boarded by the house, the existing garaging and a boundary wall to the far southern side.



The photo opposite shows the patio area to the southern side of the house.

Whilst this is a large family dwelling, the existing ground floor layout accommodates quite a small kitchen for the size of the house. Although there is a formal dining room, this is set at the other end of the dwelling.

## Proposal

This is a simple application. Due to the compact size of the current kitchen, the intention is to utilise part of the existing underused southern patio for a modest single storey extension.

The extension is to provide for a casual dining area, and therefore 'frees up space' in the current kitchen, allowing an increase to the range of units and functional area of the kitchen itself.

The extension located on the southern side of the house, will offer a light and airy space, with good views to the rear garden and remaining southern patio area.

The design although simple in form, will offer a vaulted ceiling internally, to maximise the perceived volume. French doors will offer access to the rear large garden, and to the southern side, a window seat with glazed feature window will allow good quality natural daylight back into the depths of the existing kitchen etc.

## Impact and planning policy

The proposal seeks to extend the property in a harmonising way. It does not affect the available amenity space and utilises what is an underused area of the patio. No trees or hedgerow will be removed as a result of the proposed extension.

The design follows the principals of the adopted SPD 'Residential extension and alterations' and maintains more than adequate private parking for the existing dwelling. The extension is in context with its surroundings and is of a harmonious design. Material choices follow that of the existing.

Access is still maintained to both sides and around the property.

The location of the proposed extension and orientation of the existing house, is such that no overshadowing will be created to any neighbouring dwelling.

The extension as mentioned is single storey in design and therefore presents a subservient form in relation to the host building.

The new extension is also well concealed from view, and cannot be appreciated from the front elevation due to the location of the existing garage and side boundary wall. The ridge is just less than 4.2m so as to avoid the existing window to the first floor.

Glazing has been considered, so as to provide a good level of natural light within.

As part of the works, the existing kitchen will of course be renovated and a new kitchen layout designed, creating a more appropriate sized facility for the size of house.

## Past Planning History

Works to trees 1973

Erection of the house and double garage 1986 T/85/0942

There is a conservatory to the rear of the house.

Apart from the above, the house has remained predominately as built.

## Conclusion

The proposal is a modest, single storey subservient side extension. It is not considered as over development, and utilises an underused area of existing amenity space. The proposal does not impact on the immediate neighbours and is shown in a harmonious style. We therefore consider this an appropriate addition to the dwelling.

