

Allied Design Associates

Architects and Planning Consultants

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DESIGN, ACCESS AND SUNLIGHT STATEMENT

3 Langston Close, Churchill OX7 2QT

Convert garage, enlarge front dormer, add side and rear rooflights & fit air source heat pump

No 3 is a modern 2 storey detached house on a residential village suburban side road in Churchill. The first floor lies partly under the roof with first floor windows under semi-dormers. Stone faced with concrete 'stone' slates, it was built in the early 90's and lies in the village conservation area. It is surrounded by residential land on the south side of the close and lies opposite the Chequers pub on the north side of the close. The house contains an integral double garage with accommodation over and has generous front parking space behind a high stone wall and timber double gates

Preapp ref 23/03121/PREAPP confirmed that PD rights had been withdrawn with the original consent and that consent was needed for external alterations. Consent has previously been given for converting one of the integral garages at no 1 adjoining.

Use: The applicants wish to replace one of the garages with a wc and a utility space. They also wish to increase headroom in a bathroom by constructing a wider front dormer, to introduce more light in three bedrooms by fitting Velux rooflights and to make the side garden access more pleasant by introducing ground floor glazed folding doors off an open plan kitchen/dining sitting area.

Work will involve the installation of an air source heat pump which will lie 2.7m from the front boundary.

Layout: There is no change to the house footprint apart from the installation of the air source heat pump.

There is space to park 2 cars on site on the front hardstanding over and above the retained garage which is adequate for a 4 bedroom house.

The new west rooflights will be too high to provide outlook into neighbouring gardens. The new south rooflights overlook the applicants garden and neighbours' roofs.

Scale: The proposed enlarged front dormer is subservient to the front roof.

Landscaping: N/a

Appearance: The infill stone and wooden window to the converted garage would match the house. The enlarged dormer would match the existing dormers. The rooflights would use flashings to achieve a flush rooflight appearance. The folding doors will be aluminium and finished in dark grey externally to match future replacement windows as the applicants do not feel that the current dark stain windows and external doors are sympathetic to a conservation area.

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Access: N/a

Yours sincerely,

Ivan Uribe
For Allied Design Associates

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