

# Design and Access Statement

For an additional dwelling and alterations to existing dwelling at 3 Toot Hill Butts,  
Headington, Oxford, OX3 8LB

## Introduction

The site is currently occupied by a detached property which has previously had a small extension added to accommodate a utility room, downstairs toilet and a small study. The property was purchased with the view to creating a modern family home.

The conclusion had been reached that the best way of updating the property to modern family needs was to demolish the existing garage and build a new large extension in its place and build a new detached garage behind the property with access from Colemans Hill. A planning application for the changes was made and subsequently approved on 10<sup>th</sup> November 2022.

Since the planning application granting permission for two extensions and a detached garage was approved, further consideration has been given to the proposals and it is now felt that the construction of an additional dwelling and alterations to the existing one would provide better use of the site.

This application now seeks consent to construct an additional dwelling instead of an extension and create a pair of semi-detached houses.

## Design

The design for this proposal builds on the approved footprint for the extensions and creates two dwellings without any increase in building scale or mass compared with the previously approved extensions.

The new pair of semi-detached houses would have their front elevations facing Colemans hill and would have their main access from Colemans Hill. The new access would be the same as that approved previously for the extensions and new garage.

The existing access from Toot Hill Butts would be changed so that it no longer provides a driveway, but only parking spaces behind the rear gardens of the new and altered dwellings.

As previously approved, a new detached garage will replace the demolished garage in what will become the front gardens, with a new access created from Colemans Hill.

These proposals will not result in any over-development as both the new garage and additional building mass has already been approved and remain extant. The new dwelling and alterations to the existing property will not result in any loss of privacy, light or amenity to any neighbouring properties.

## **Materials**

It is proposed that the extension will be constructed from materials matching the existing.

## **Access**

Both the altered and new dwellings will utilise a new access to be created from Colemans Hill and the existing access will be repurposed for parking only.

## **Summary**

These plans propose a well thought-out proposal to facilitate the construction of an additional dwelling whilst also enhancing the space within the existing dwelling. These proposals fully respect the surroundings and the conservation area in which the property resides.