



Design Statement

Site: 54 Phipps Road, Oxford, OX4 3HH

Applicant: Mr Kola

Proposal:

Single storey rear extension and first floor rear extension.

Previous Planning:

This scheme is a small amendment to the previous approved scheme 23/02526/FUL. The change from this previous application is that the first floor extension is extended further to meet the 45 degree line from the neighbour first floor window.

Design:

The single storey element is designed as a flat roof extension with roof lantern to minimise costs and overall volume. The first floor extension is minimal and looks to increase the existing bedroom space. Given the small nature of this first floor extension a flat roof is also proposed.

The scheme is not dissimilar to other schemes approved on the same road such as no.51.

Materials have been chosen to match the existing house.

The scheme will be largely unseen from the public road.

Sunlight and Daylight Assessment:

The assessment against the Council's 45 degree 'rule of thumb' can be seen on drawing P01A & P04A. Given that the extension fits within these rules and the context of the neighbouring houses (no.48, no.56 has extended to similar length and no.52 is detached and extended) there is no significant impact on either neighbour in terms of sunlight/daylight outlook.

