CLEAR IDEA DESIGN

PLANNING, DESIGN & ACCESS STATEMENT

144_DAS01

To accompany the application for:

1. Removal of single storey rear extensions
2. construction of replacement single and two-storey

rear extension, alterations to north elevation fenestration, construction of 2 no. dormer windows on the existing north roof slope, and insertion of roof lights to existing north and south roof slopes.

AT

28 Lower End, Leafield, Witney, OX29 9QJ

1.0 INTRODUCTION

1.1 This statement has been prepared to accompany the householder planning application for 28 Lower End, Leafield, Witney, OX29 9QJ.

1.2 This statement should be read in conjunction with the plans submitted with the application.

2.0 BRIEF

2.1 The property is currently in a poor state of repair and is uninhabitable. Our client would like to extend, make alterations and fully renovate the property so that it can be used as a family home.

Existing front elevation of 28 Lower End

2.2 The proposed works will provide the property with an open plan kitchen / dining area / living area (with direct access to the rear garden), a WC and a utility / boot room on the ground floor, and three bedrooms and family bathroom on the first floor.

2.3 The proposed extensions provide much-needed additional floor space that will overall improve functionality and useability of the property.

3.0 SITE ANALYSIS

3.1 28 Lower End is a two-bedroom residential dwelling located on the south side of Lower End, approx. midway along the street. The property adjoins no.26, an extended semi-detached property to the west. To the east of the property there is a terrace of cottages (30-38), the nearest no.30 also benefits from a relatively large rear extension.

Extract from Google Maps with site highlighted in red

3.2 The application property has previously been extended to the rear with a collection of single storey flat-roofed extensions projecting into the rear garden. When last occupied, these extensions housed the kitchen, only bathroom, entrance hallway and a store room.

3.3 To the south of the property is a good-sized rear garden, with a masonry-built garden shed located on the rear boundary.

4.0 LAYOUT & SCALE & APPEARANCE

4.1 The layout, design and materials of the proposed extension respond sympathetically to the host dwelling and neighbouring properties generally, with the proposed two-storey element being designed with a rear gable that seeks to continue the vernacular of the existing and adjoining properties.

4.2 The height of the building is unaffected by the proposed works, with the general appearance of the front of the property only altered by the raising of the existing window heights and insertion of 2 no. dormer windows.

4.3 The scale of the proposed extensions enlarges the existing footprint of the property slightly, but when compared to other extensions in the near vicinity, the additional amount proposed is modest.

4.4 The materials proposed for the rear extension will be similar to the existing and no. 30, with the walls in render and the pitched roof covering in plain concrete tiles (to match existing).

4.5 All extension work will take place to the rear of the property.

Existing rear elevation of 30 Lower End

SITE ACCESS

5.1 Access arrangements to the property remain unchanged, and is via the front door located on Lower End. Access to the rear is via the entrance hallway and utility / boot room.

6.0 SUSTAINABLE DESIGN STRATEGY

6.1 The property is located within 100 – 200m of the village bus stops that provide regular public transport routes to both Witney and Chipping Norton, both of which provide a variety of amenities.

6.2 The proposal has been designed to conform to and where possible exceed current Building Regulations in terms of thermal insulation, providing good natural lighting and natural ventilation. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.

6.3 As part of the proposal, where possible, sustainably sourced materials will be employed for the construction of new works. Energy consumption will be minimised by employing the following measures: high performance double glazing; high levels of insulation to floors, walls and roofs; user information, highlighting energy efficiency. The following measures will be adopted that will assist in achieving reductions in the consumption and waste of water: flow restrictors fitted to all taps; dual flush cisterns.

7.0 ECOLOGY & BIO DIVERSITY

7.1 Mitigating biodiversity loss – one 2FR Schwegler Bat Tube and one Avianex bird box are proposed to be located on the south (rear) elevation of the property.

Schwegler Avianex bird box

8.0 FLOOD RISK

8.1 The Environment Agency risk of flooding using the post code for the site showed surface water as 'low risk' and river and sea as 'very low risk' therefore the proposal would not adversely affect the likelihood of flooding within this locality. (see appendix 01)

8.2 The existing ground floor [GF] level is located below the adjacent highway, as part of the works it is proposed to raise the GF level by approx. 500mm.

8.3 The proposed rear extension occupies a similar footprint to the existing structures proposed to be removed, therefore the proposal would not adversely affect the likelihood of flooding within this locality.

8.4 Mitigating flood risk - as part of the scheme any proposed hard landscaping on the site will be permeable.

9.0 SUNLIGHT/DAYLIGHT AND NOISE IMPACT ASSESSMENTS

9.1 The proposals respect the existing adjacent properties; these properties are not impeded as per the NPPF and planning guidance using the 25/45-degree test.

9.2 With regard to the established residential use of the area it is envisaged that there will be no increase in noise generation.

10.0 EVALUATION AND CONCLUSION

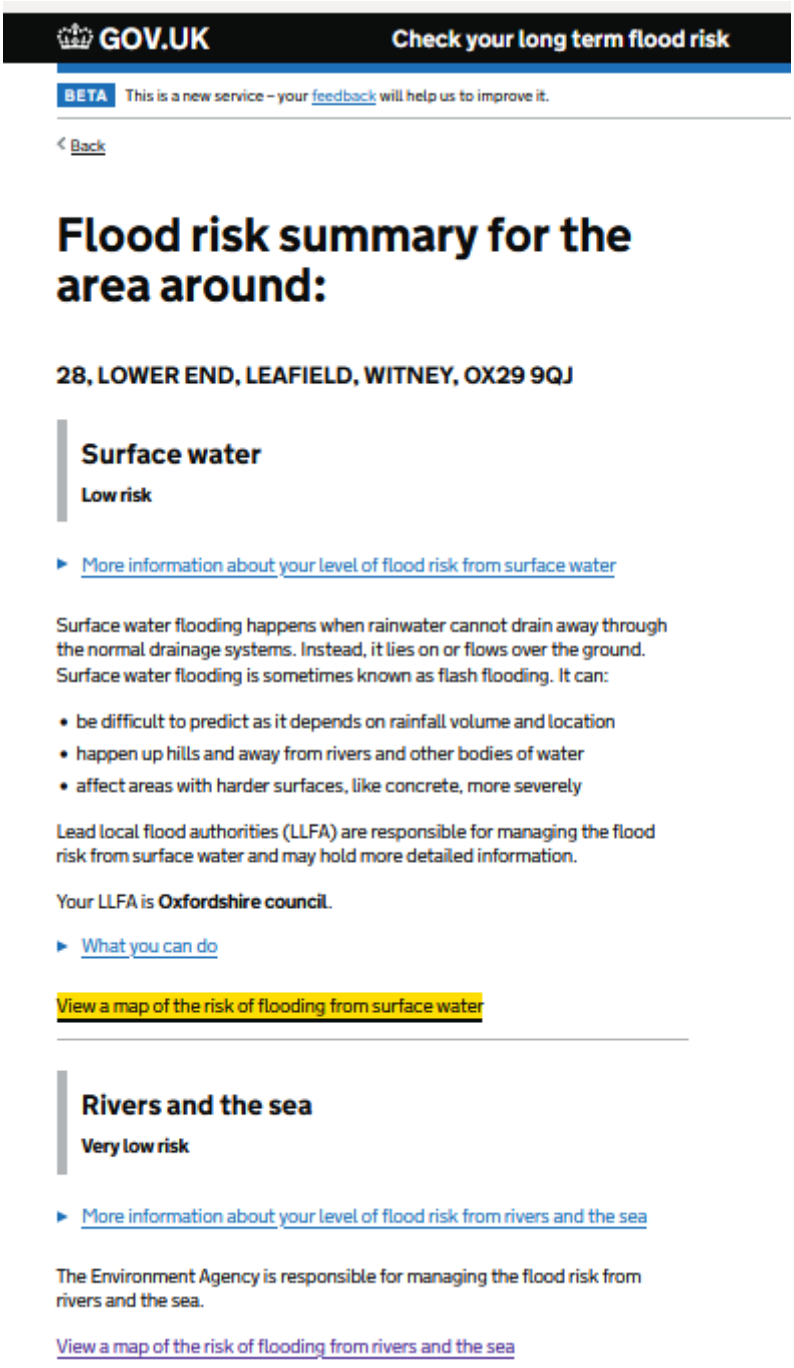
10.1 The proposal will allow the applicant to provide a modern sustainable home that responds positively to site constraints, impact on neighbours and the area generally.

10.2 Careful consideration has been given to the design, scale, materials and the impact of the proposal on the character and appearance of the local area.

10.3 In preparation of this planning application all relevant Local Plan policies, NPPF framework and general design standards have been closely considered.

10.4 Given these points it is suggested that the proposal is worthy of support and subsequent approval.

Appendix 01



GOV.UK Check your long term flood risk

BETA This is a new service – your feedback will help us to improve it.

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Flood risk summary for the area around:

28, LOWER END, LEAFIELD, WITNEY, OX29 9QJ

Surface water

Low risk

▸ More information about your level of flood risk from surface water

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Oxfordshire council**.

▸ What you can do

View a map of the risk of flooding from surface water

Rivers and the sea

Very low risk

▸ More information about your level of flood risk from rivers and the sea

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

View a map of the risk of flooding from rivers and the sea