

23022 | Foxglove House, Oakley, HP18 9UE

Design and Access Statement

1.0 Introduction

This Design and Access Statement accompanies an application submitted to Buckinghamshire Council - Aylesbury Area for a **householder application**, for the following works at Foxglove House, Oakley.

A part single-storey and part two-storey extension to the rear of the property, which includes an internal remodel of the ground floor, the addition of a porch to the front, and a 3-bay garage for parking and storage use, located away from the property.

This application is to be read in conjunction with the approved application 23/02781/APP. The difference between 23/02781/APP and the proposed application is a material change from render to stone.

This document, which is not a standalone document must be read in conjunction with the architectural plans which constitute the principal information.

2.0 The Site and Surrounding Area

Foxglove is located in Oakley which is a village and civil parish in the county of Buckinghamshire.

The property itself is a detached two-storey house, consisting of brick and timber feather board cladding on the external walls and clay tiles on the roof and dormers. The house has a driveway to the front with a vehicle gate to the side, which creates access to the extensive land owned by the owner of the property. The property has a single immediate neighbour, with gardens surrounding two sides of the property with fields beyond.

3.0 Planning History

Below are the most relevant planning applications associated with this property all of which have been approved:

- 23/02781/APP – Householder application for part single storey and part two storey rear extension, front porch and a 3-bay garage for parking and storage use.
- 19/02196/APP – Construction of manege with associated fencing.
- 18/02544/APP – First floor side extension over garage.
- 18/01798/APP – Erection of stable building, tack room and store with hardstanding.

Relevant applications of neighbouring properties which have all been approved:

- 23/01914/APP – Householder application for single storey timber clad garden building for home office use | Cornflower Cottage, 4 Oakhall Court, Oakley

16/01787/APP – Single storey rear extension and conversion of loft space over garage and insertion of rooflight. | Cornflower Cottage, 4 Oakhall Court, Oakley

17/00303/APP - Single-storey rear extension, alterations to garage including dormer window the front and roof light to rear and new roof lights to main dwelling. | Lavender House, 5 Oakhall Court, Oakley

4.0 The Proposals

4.1 Layout and Scale:

The layout and scale has not changed from the approved application 23/02781/APP.

There will be no change of use from the current residential use of the property, and no alterations are proposed to the boundary walls and fences. The number of bedrooms in the house will not be increased and all four bedrooms will remain on the first floor.

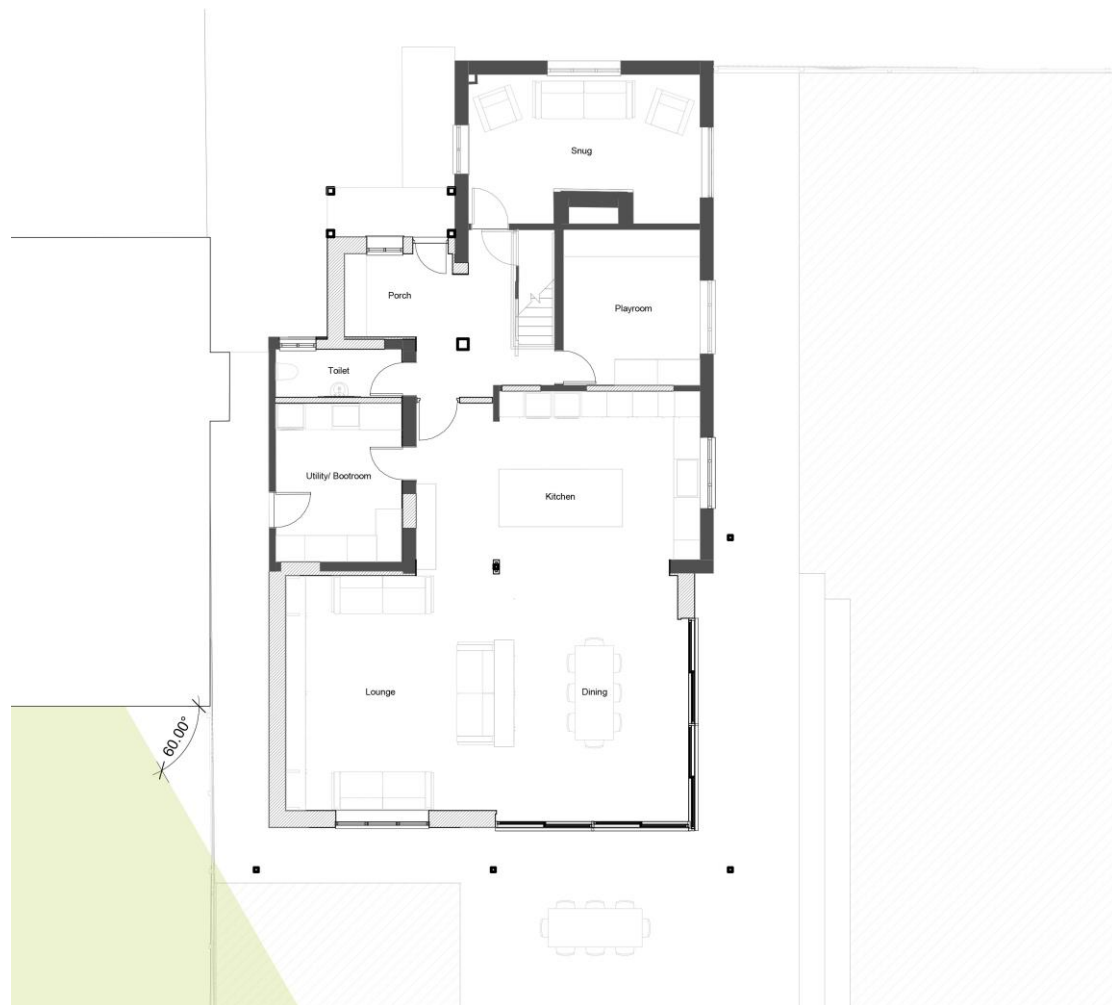
The proposed extension and internal remodel of the ground floor has been done to accommodate a good size kitchen, dining, and lounge area, which creates a strong connection between the living areas and the garden. The proposed connection allows for positive solar gains with the overhang preventing overheating during the summer.

The proposed first floor extension has been created to accommodate a larger master bedroom with a vaulted ceiling. This proposal would be set down from the ridge level of the host dwelling and matches the ridge level of the western first-floor extension which was previously approved for planning (planning reference: 18/02544/APP). By setting the roof down and the east wall in, ensures the proposed extensions remain subservient to the host dwelling.

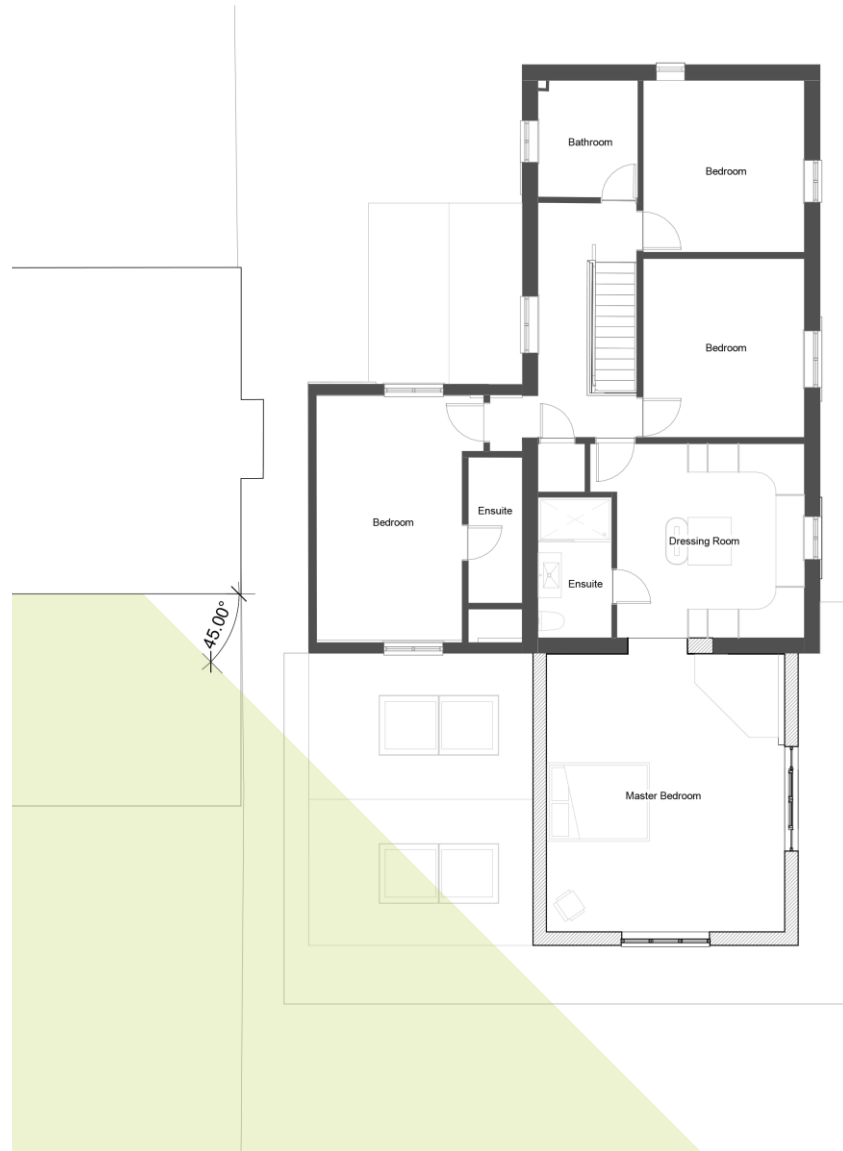
4.2 Right to Light Rule:

There is only one immediate neighbour to the west which had to be considered when designing the ground floor and first floor extension.

The diagram below displays a 60-degree line taken two metres from the side of the ground floor of the neighbouring house, which shows how the depth of the proposed ground floor extension does not affect the neighbours right to light. This extension will also have a flat roof with roof lights to maximise natural light and ventilation, whilst avoiding any impact or overlooking on the neighbour.



Unlike the ground floor extension, the first-floor extension does not span most of the width of the host property, in order to comply with the neighbours right to light. As seen in the diagram below, the proposed first floor sits within the 45-degree zone of the first floor to prevent any loss of natural light for the neighbouring property. There are also no windows on the western wall of this extension to prevent overlooking.



5.0 Materials & Appearance

The proposal seeks to unify the extension with the current building and previous first floor side extension using a refined material palette and design. Externally, stone will be used on the ground floor walls of the new extension to tie in with the surrounding sites of the development (please refer to the below images where stonework has been used on the development). With timber feather board cladding for the first-floor extension to match the walls of the previous side extension. This has been done to prevent the extension appearing visually intrusive.



Figure 1: Entrance Gate to Oakhall Court



Figure 2: Entrance Gate to Oakhall Court

6.0 Landscaping

The patio will be extended to wrap around the extension and host property with a seating area moved away from the neighbouring property.

7.0 Car Parking & Access

Parking and access to the property will remain largely unchanged, however this application includes a 3-bay garage away from the house that will add two bays of additional parking with the third bay used for garden tool storage including lawn mowers.

8.0 Flood Risk Assessment

The site is not within a flood risk area.

9.0 Conclusion

The package provides evidence that the proposed extension, with the addition of roof modifications, will improve the internal layout without harming the character and appearance of the host property.

- The layout and scale has not changed from the approved application 23/02781/APP. This application is to change the material from render to stone.
- The proposal presents an attractive, usable, and adaptable dwelling that is fit for purpose as a modern-day family home.

- The internal layout has been rearranged to maximise solar gain and views, whilst preventing overheating through the addition of an overhang.
- The proposed extensions remain subordinate to the host dwelling and there is minimal impact on any neighbouring property and the surrounding environment.
- The design unifies the existing dwelling and proposals which is achieved through design proportion and material choice.
- The proposal complies with the 45 and 60-degree right to light rules for the neighbouring property.