CLEAR IDEA DESIGN

PLANNING, DESIGN & ACCESS STATEMENT

147_DAS01

To accompany the application for:

1. Removal of single storey rear extension
2. construction of replacement single storey rear extension.

AT

19 Percy Street, Oxford, OX4 3AA

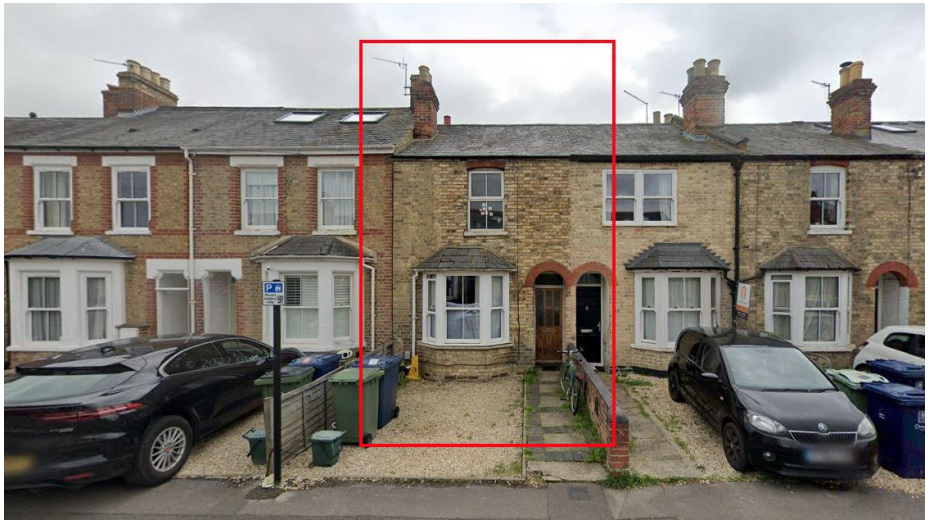
1.0 INTRODUCTION

1.1 This statement has been prepared to accompany the householder planning application for 19 Percy Street, Oxford, OX4 3AA.

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

2.0 BRIEF

2.1 Our client would like to extend and modernise the property, with proposed works designed to make better use of the internal space, whilst also improving (where feasible) the overall sustainability of the property.



Existing front elevation of 19 Percy St (Google Street View)

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). As part of these works the bathroom will be relocated to a central position on the ground floor, removing the need to transition through the kitchen to gain access.

2.3 The proposed extension provides the property with much-needed additional floor space for the kitchen / dining area, that will also improve functionality and useability of the property generally.

3.0 SITE LOCATION AND CONTEXT

3.1 The existing is a mid-terrace three-bedroom two storey dwelling, located on the south east side of Percy Street in East Oxford. The property forms the last of a terrace of 7 houses (13 - 19), with the marginally larger properties of 20 – 21 forming a pair of semi-detached dwellings appearing to have been constructed separately.

Site highlighted in red (nts)

3.2 The application property has a single storey rear projection that contains the existing galley kitchen and the only bathroom. This structure was originally constructed from a single skin of brickwork (100mm TH), with historic works adding an additional skin of blockwork to parts of the external facade.

External view of rear structure highlighting the additional skin of blockwork terminating at eaves level

3.3 To the south east of the property is a good-sized rear garden, totally approx. 20m in length to the rear boundary (when measured from existing single storey rear extension).

3.4 The property is located in a highly accessible location with all required amenities located on the nearby Iffley Road (approx. 300m), and is close to excellent transport links across the city and further afield.

3.5 Externally the property has a pitched slate roof with a single-storey bay window to the front elevation. Windows and doors are white uPVC, with black rain water goods.

3.6 Existing materials – the property is predominantly finished in facing brickwork, with a render finish added to the single storey structure at the rear (to conceal additional blockwork skin). The roof is covered with blue / black slate. Overall, the existing external materials are in keeping with the majority of properties in the general locality.

4.0 LAYOUT & SCALE & APPEARANCE

4.1 The proposed rear extension is sympathetic to the original dwelling and surrounding properties in scale, design and appearance.

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 Externally the extension will be finished in facing brickwork to match the existing, with a blue / black roof tile (suitable for the low pitch).

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

SITE ACCESS

5.1 The property is accessed from the front via Percy St. The existing private amenity and bike and bin storage areas are all existing and will be retained. Amenity space will remain in accordance with Policy H16 of the OLP2036.

5.2 An existing dropped kerb provides access to a single off-street parking area. There will be no loss of off-street parking.

5.3 Percy St is located within easy reach of footpath links, cycle routes and public transport.

6.0 SUSTAINABLE DESIGN STRATEGY

6.1 The location of the property is very sustainable, close to all necessary amenities provided on Iffley Road and the city centre, in walking and cycle distance. The property is also very close to bus routes into Oxford and to London.

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.

6.4 Minimising water consumption - flow restrictors, dual flush cisterns and external water butts will all assist in reducing overall water usage.

7.0 ECOLOGY & BIO DIVERSITY

7.1 Mitigating biodiversity loss – one Schwegler Avianex 1MR bird box (190 x 270 x 230mm) is proposed to be located within the rear garden of the property.

Schwegler Avianex 1MR 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 'medium risk' and river and sea as 'very low risk' therefore the proposal would not adversely affect the likelihood of flooding within this locality. Please note that the accompanying map of 'surface water' flood risk shows the risk to be isolated to the lower lying highway surface only and does not include any of the application site.

8.3 The proposed single storey rear extension will have the same finished floor level [FFL] as the main part of the existing property (currently the existing single storey rear extension finished floor level [FFL] is approx. 125mm lower).

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 in full accordance with Policy H14 (Privacy, daylight, and sunlight) of the OLP2036 using the 25/45-degree test (appendix. 3.6), which is clearly annotated on the proposed drawing.

9.2 The 25°/45° crossing of the site boundary is approx. 75mm higher than the eaves height of the proposed extension.

9.3 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 Planning consent is sought for the construction of a replacement single storey rear extension. The proposed scheme is considered a wholly appropriate development in this area of Oxford.

10.2 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.