



Planning Statement

Full Planning Application for the demolition of a rear flat roof extension and the erection of a 2-storey extension.

15 Oxford Road, Woodstock, Oxfordshire OX20 1UN



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PROJECT

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1. Introduction

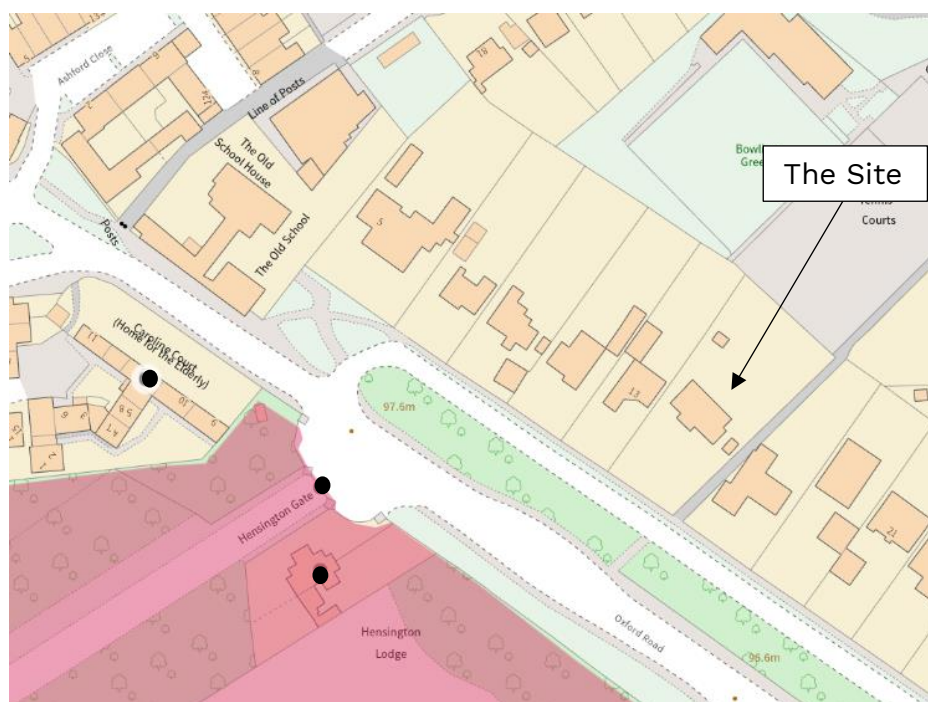
- 1.1 This supporting statement accompanies a planning application for the demolition of a rear extension and the erection of a two-storey extension at 15 Oxford Road, Woodstock.
- 1.2 The extension will provide space for a larger living space on the ground floor and a new family bathroom, ensuite and dressing room on the first floor.
- 1.3 The extension has been carefully designed to be subservient to the existing property, and to maintain the character of the area. The proposed materials, scale, and massing create a congruous form which is in keeping with the host dwelling.
- 1.4 An application (22/03522/HHD) for an extension was refused in 2023. This then went to appeal in June 2023.
- 1.5 This report provides an assessment of the principle of development and design principles. It also discusses the planning history of the site and the planning policy relevant to the site. The report is prepared in accordance with National Planning Policy Framework (NPPF), and with reference to the West Oxfordshire Local Plan.
- 1.6 This report supports the full planning application submission. This document should be read in conjunction with the accompanying application forms and plans.

2. The Site

- 2.1 The proposed site is located at 15 Oxford Road, Woodstock. The site is located on the main road into the town of Woodstock although separated from the main road by a line of mature trees and green open space.



- 2.2 The applicant currently lives in the property (15 Oxford Road) but wishes to extend the dwelling to suit his family's needs. The property is a detached dwelling with a white rendered appearance. The property has a large garden at the rear and large driveway at the front.
- 2.3 The site is located on Oxford Road, which leads into the historic market town of Woodstock, situated approximately 12 miles from Oxford City Centre. Oxford Road is characterised by large dwellings all of which have different materials and styles. To the rear of the site is a residential area and a tennis/bowls club. Blenheim Palace is located to the southwest of the site.
- 2.4 Blenheim palace is a world heritage site and a designated park and garden (shown below shaded in pink). The boundary wall of Blenheim palace lies approximately 40m from the site. The Woodstock Conservation Area is within 50m of the site.
- 2.5 There are three listed buildings (shown with black dots) in close proximity to the site: Hensington Lodge Grade II listed, Hensington Gate Grade I listed and Caroline Court Grade II listed. The proposed extension will not impact the listed sites or Blenheim Palace.



- 2.6 The site is in Flood Zone 1 therefore, not at risk of flooding.
- 2.7 There is a TPO located to the front of the site. This tree will not be affected by the proposed works.
- 2.8 A footpath runs adjacent to the property.

Planning History of the site

- 2.9 A review of the online planning registers held by West Oxfordshire Local Authority shows that there is planning history at the site.

LPA Planning Application Reference	Description and Outcome
20/02342/HHD	Alterations and erection of two storey side and rear extensions, first floor rear extension. This was withdrawn in 2020.
21/00088/HHD	Erection of a two storey side extension. This was approved in 2021.
22/03522/HHD	Demolition of rear flat roof extension. Erection of a two storey and first floor rear extension and construction of a detached car port. This was refused in March 2023.

- 2.10 The most recent application, 22/03522/HHD, was refused due to the siting, design, massing, and scale of the proposed extension. The case officer viewed the extension as not being secondary and subservient to the property. It was also felt that the extension altered the character of the property.

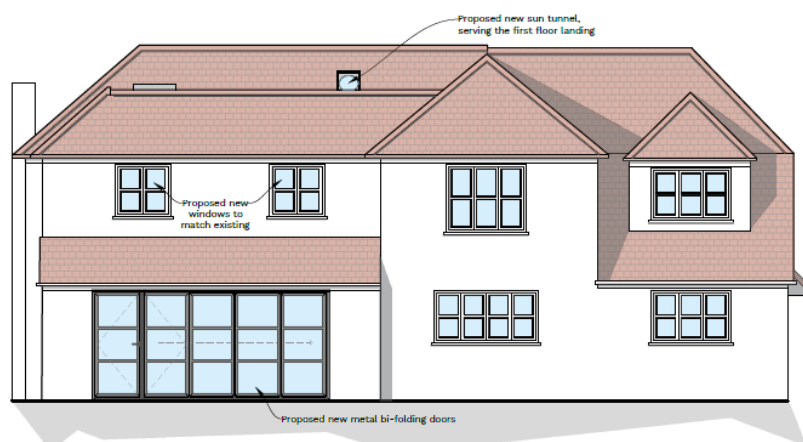
- 2.11 The case officer noted that the site is separate to the listed wall by approximately 50m. They concluded that given the majority of works are sited to the rear of the property, and would not be widely visible within the street scene or within the setting of the Listed Wall, the proposed alterations do not negatively impact on the setting and it is therefore preserved.
- 2.12 The case officer also felt that due to the separation between the surrounding dwellings and the site, the proposed development would not give rise to any amenity impacts.
- 2.13 The application then went to appeal (APP/D3125/D/23/3317994). The appeal was dismissed because of the impact the extension would have on the character and appearance of the host dwelling. The inspector found that the extension would result in an overall significant mass due to the size and addition of two further hipped roof projections to the rear elevation of the main dwelling. Although one was smaller than the other, this was not viewed positively as it was deemed to make the dwelling lack cohesion and gave a cluttered appearance.

3. The Proposed Development

- 3.1. This is a full planning application for a two-storey extension to be erected on the rear elevation of 15 Oxford Road.



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

Proposed and Existing Elevation Plans

- 3.2. The extension has been designed to appear subservient to the main dwelling. There is a flat roof proposed to allow easy access and easier maintenance which will be accessible via the roof light. A sun tunnel is also proposed in the

hallway as this will work best with the existing roof. This proposed extension is therefore, an improvement to the existing extension.

- 3.3. Bi-fold style doors would be provided at the rear to provide a view over the garden and allow the living and dining space to be opened up to the garden during the summer months. The proposal would provide a small extension to the living and dining space on the ground floor.
- 3.4. The property does not currently have a family bathroom. The first-floor extension would provide a family bathroom, and an ensuite and walk in wardrobe for the principal bedroom. In the pre-application enquiry, officers appreciated that a family bathroom is required, however, it was suggested that bedroom 5 could become a family bathroom. This would not be a practical solution for the family, who require a five-bedroom home. Additionally, there is no plumbing located at the front of the property so rerouting the plumbing to bedroom 5 would be impractical. The proposal seeks to provide a sympathetic extension to provide a family bathroom.
- 3.5. The proposed extension would also provide an ensuite and dressing room for the master bedroom. This is not uncommon for a property of this size, and is considered a reasonable addition as the extension has been designed to be of an appropriate scale, massing, and design for the existing dwelling.
- 3.6. All proposed works are located at the rear of the property and will not have any adverse impacts on the listed wall or nearby properties. A PROW runs alongside the property's boundary. The proposed extension will not impact or create adverse visual impacts onto the footpath.
- 3.7. When designing this extension, the pre-application response and inspectors' comments were taken into account. In the pre-application, it was felt that *'the works did not represent a logical compliment to the scale and character of the dwelling and cumulatively the additions across the property are not considered to be secondary or subservient'*. The proposed design is smaller in scale and massing, is more in keeping with the existing property and appears

secondary to the existing dwelling. The proposed extension has incorporated the white rendered appearance to match the rest of the property.

- 3.8. The proposed extension represents a logical form of development for the existing property. The extension will make the dwelling slightly larger and will create a larger first floor. However, this is in keeping with the dwellings located on Oxford Road as they are all larger, detached dwellings.
- 3.9. The extension will be seen from the footpath adjacent to the site. The extension will cause no visual impact on the footpath. The inspector stated in the previous appeal that the proposed extension 'would be visible from the garden of neighbouring properties, as well as the footpath which runs to the side of the house'.
- 3.10. As shown below, the neighbouring property is located in very close proximity to the footpath and had a window directly overlooking the pathway. The neighbouring property also has a rear extension which is located very closely to the footpath. In contrast to the neighbouring property, 15 Oxford Road is set back from the pathway therefore, the extension will not appear to overshadow the pathway.



3.11. Overall, this revised design has incorporated the previous case officers' feedback to create a proposal that is in keeping and secondary to the existing property with no adverse impacts on neighbours or heritage assets.

Precedence

3.12. The proposed extension is modest, in keeping with the style of the house, and would not result in the property as a whole being of a scale that is out of character with properties in the surrounding area.

3.13. The character of the surrounding area is of relatively large houses, in generous plots. Many of these houses have been extended multiple times. The application site is set within a particularly generous plot, and the property would not be viewed as being out of proportion with its plot of setting.

Address of Houses on Woodstock Road	Planning Reference	Description (Granted applications)
23 Oxford Road Woodstock	07/1764/P/FP	Erection of two storey side & rear extension and construction of front porch.
	20/01916/HHD	Single storey side extension.
21 Oxford Road Woodstock Oxfordshire OX20 1UN	19/03216/HHD	Erection of two storey rear and first floor side extensions, conversion of existing attached garage with new lean-to roof over front elevation and construction of detached double garage.
19 Oxford Road Woodstock	05/1826/P/FP	Erection of single storey extension
	06/0168/P/FP	Erection of single storey & first floor side extensions.
	13/1650/P/FP	Erection of two storey side and rear extensions.
Silver Birches/17, Oxford Road, Woodstock.	W88/2023	Conservatory
	W86/0707	Two storey extension.
11 Oxford Road Woodstock Oxfordshire OX20 1UN	21/02247/HHD	Removal of existing rear extensions. Erection of two storey and single storey rear extensions along with the replacement of existing dormers and construction of porches to the front and side.
9 Oxford Road Woodstock	09/0272/P/FP	Erection of first floor extension, replacement porch, attached single garage, two front dormer

		windows and new vehicular access.
Carousel 7 Oxford Road Woodstock Oxfordshire OX20 1UN	23/00336/HHD	Demolish rear extension and conservatory and garage. Erection of rear and side extensions, new entrance and bay window extension. Attic conversion with rear dormer (revision of previously approved 22/03045/HHD)
5 Oxford Road Woodstock	05/0314/P/FP	Alterations and erection of two storey west and two storey front and side extensions

A map showing the residential plots on Oxford Road.



LandApp 2024

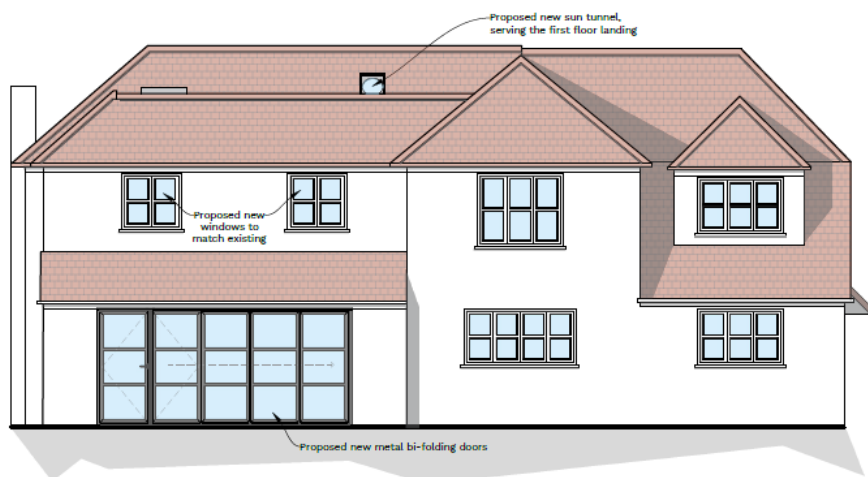
4. Design And Access

Appearance

- 4.1. The proposed extension is in keeping with the existing property. The extension will be finished with white render to match the existing property. Please see the below existing and proposed elevation.

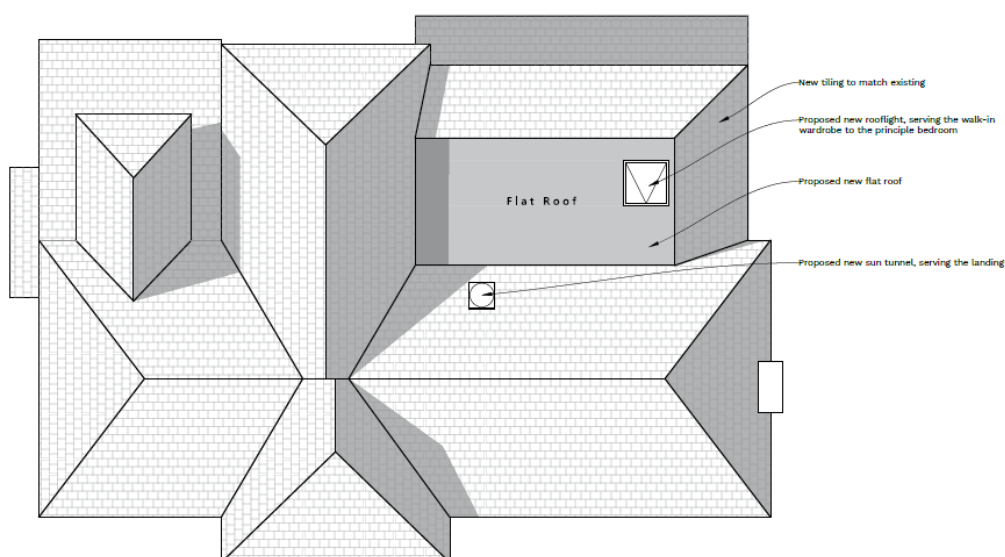


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

- 4.2. In the pre-application, the case officer felt that *'The proposed roof introduces a very large flat room element which is generally not considered good design and is not in keeping with the character of the property'*.
- 4.3. A flat roof is proposed above a new roof pitch and will utilise tiles to match the existing. The existing flat roof does not add positively to the character of the dwelling, the pitch proposed as part of this extension is considered to make a positive contribution to the character of the property.
- 4.4. A sun tunnel has been added to serve the first-floor landing with sufficient lighting.



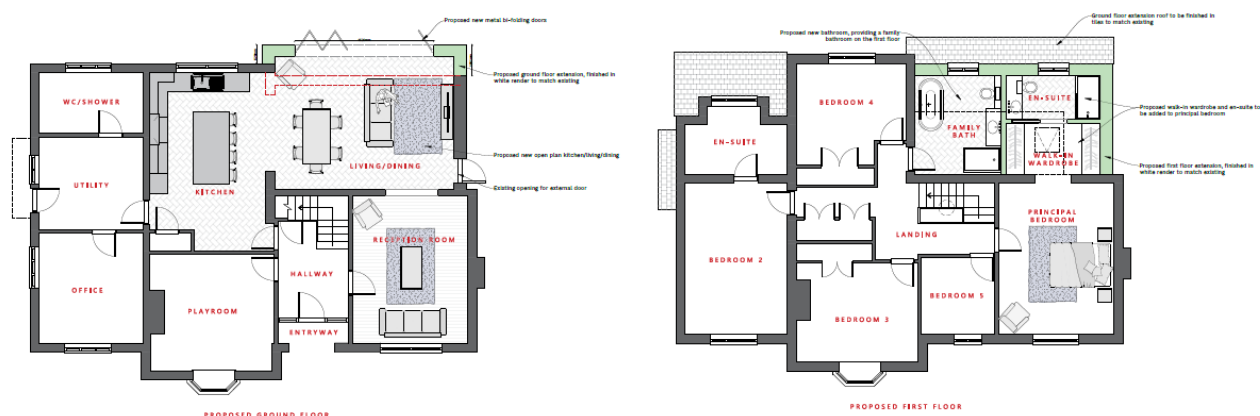
Scale and Amount

- 4.5. The proposal is for one rear extension. The area of the proposed extension measures:
- Ground Floor= 6.64sqm
 - First Floor= 23.12 sqm

- 4.6. In the pre-application response, it was felt that the overall mass would be significant despite the existing extensions footprint being similar to the proposed extension. This proposed extension follows the existing form of the dwelling to reduce the massing.
- 4.7. The massing of the proposed is subservient to the existing property. The extension replaces an existing flat roof extension. The proposed addition of a first-floor storey has been designed sensitively to respect the existing built form.
- 4.8. Please refer to the proposed site plan for a more detailed view of how the extension will appear.

Layout

- 4.9. The extension will provide extra living and dining space on the ground floor. A new bi-folding door is proposed to allow light into the room as well as to create garden access.
- 4.10. On the first floor, the extension will provide a family bathroom, an en-suite and a walk-in wardrobe. The primary reasoning behind the extension is to be able to provide a good-sized family bathroom.



Use

- 4.11. The extension of the residential property in this location is entirely appropriate given that it is surrounded by other residential uses. The proposal will not result in any adverse effect on the privacy or amenity of any surrounding properties.

Access

- 4.12. No alteration to access or parking facilities are proposed as part of this submission.

5. Planning Policy Appraisal

National Planning Policy

- 5.1. National planning policy is set out within the National Planning Policy Framework (NPPF). The NPPF emphasises that development should be pursued in a positive way with the presumption in favour of sustainable development being at the heart of the framework. Proposals that accord with the relevant local development plan should be approved without delay.
- 5.2. The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 5.3. Early engagement is supported by the NPPF. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.
- 5.4. Paragraph 132 sets out that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

Development Plan Policies West Oxfordshire Local Plan 2031

- 5.5. Policy H6 of the local plan states that alterations, extensions or sub-division of existing dwellings will respect the character of the surrounding area and will not unacceptably affect the environment of people living in or visiting that area. This proposed scheme reflects the existing character of the dwelling and the surrounding area. The properties along Oxford Road are all large dwellings with some having noticeably large extensions. The proposed extension is therefore not overbearing, is in keeping with the surrounding properties and is subservient to the existing dwelling.
- 5.6. Policy EH2 recognises the areas character and local distinctiveness. It states that proposals should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity. The proposed extension will not create adverse noise or light pollution. In addition, the extension is appropriately scaled to avoid impacting the neighbouring properties right to light.
- 5.7. Policy OS2 focuses on locating development in the right places by setting at general principles. The proposed extension is of a proportionate scale to the surrounding context. The extension does form a logical complement to the existing scale of the existing dwelling. There will be no impacts on amenity of existing occupants. This proposed extension, therefore, follows the general principles of policy OS2 and therefore, should be supported.
- 5.8. Policy OS4 focuses on high quality design of new developments. New development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness. Designers of new development will be expected to provide supporting evidence for their design approach. They should have regard to specific design advice contained in supplementary planning guidance covering the 'The West Oxfordshire Design Guide'.

- 5.9. The proposal has been designed carefully using the comments from the previous application (22/03522/HHD) and the design guide. The proposed extension appears secondary to the house and result in only a slight increase of the building footprint. The white render has been proposed to be in keeping with the existing property. A flat roof will help to reduce prominence and is required for easy maintenance. The proposed roof will replace the existing flat roof.
- 5.10. Although the pre-application response states that the flat roof was not considered good design or in keeping with the character of the property, the existing extension to the rear has a flat roof. The proposed extension creates betterment by providing a roof style which is more sympathetic to the style of the existing property.
- 5.11. With regard to the historic environment, the local plan states that all development proposals should conserve and/ or enhance the special character, appearance, and distinctiveness of West Oxfordshire's historic environment, including the significance of the district's heritage assets. Blenheim palace, located closely to the site is a world heritage site. However, as the proposal is for a rear extension, there will be no impact to the heritage asset. The proposal does not negatively impact the asset.
- 5.12. The response to the previous application (22/03522/HHD), which was for a larger extension, stated that as the works are located at the rear of the property and not visible from the street scene, the heritage asset would not be impacted and therefore, they did not see it as an issue.
- 5.13. As the site is in close proximity to some listed buildings, policy EH11 needs to be considered. The extension is not to a listed building and does not fall within the curtilage of one. The proposed extension will not result in any adverse impacts on the surrounding listed buildings.

West Oxfordshire Design Guide 14: Extensions and Alterations

- 5.14. Design guide 14 focuses on extensions and alterations. Although it is weighted more towards older, traditional houses, the guide was still used to influence the proposal.
- 5.15. The guide outlines that as an overarching principle, the scale, form and character of the original property should be sympathetically reflected in any proposed changes. The proposed extension has a subservient scale, it follows the existing form and is in keeping with the character of the property. The extension is located at the rear and does not take away from the large garden area.
- 5.16. The proposed extension has two windows on the first floor with a bi-folding door on the ground floor. The extension will not result in overshadowing or overlooking to neighbouring properties.

6. Conclusion

- 6.1. The proposed development is for the demolition of a rear flat roof extension and the erection of a 2-storey extension at 15 Oxford Road, Woodstock, Oxfordshire, OX20 1UN.
- 6.2. The proposed extension has been designed carefully to reflect the existing scale and character of the property and surrounding area. The extension is to provide additional living space for the applicant and his family. The family currently do not have a family bathroom and therefore, need this extra space for practicality reasons.
- 6.3. The applicant has previously submitted an application for an extension however, this was refused on the basis that the design was not subservient and the scale/massing was too large. This revised design has incorporated the previous feedback to create a proposal that is in keeping and secondary to the existing property.
- 6.4. An analysis of the properties on Oxford Road highlight that most of the nearby dwellings are large properties which have had extensions added. 15 Oxford Road sits on one of the larger plots, the addition of a modest extension to this dwelling is considered to be in keeping with the scale of surrounding properties.
- 6.5. The proposal reflects on comments from previous submissions, and from a pre-application enquiry with the Local Planning Authority. It is considered that the proposed scheme would improve the appearance and character of the existing property, is of a scale and massing that is appropriate for the plot and locality and would have no adverse effects on any surrounding occupiers. Furthermore, the proposal is sympathetic to the area and is appropriately located, no heritage assets will be impacted by the proposal.