

DESIGN & ACCESS/DAYLIGHT ASSESSMENT & FRA STATEMENT

Single Storey Side & Rear Extensions to 91 Stone Meadow, Oxford, OX2 6TD

Property

91 Stone Meadow is a semi-detached property situated within the area of Summertown of Oxford and is within proximity of the City Centre of Oxford itself.

The estate that this property sits in was built in the year 2000.

The property is constructed in a red facing brick with some soldier course detailing above the white UPVC windows and has brown concrete plain tiles on the roof.

The property offers both parking to the front and garden amenity space to the rear.



Proposal & Justification

The proposed scheme is to build a single storey rear extension to the current property which will open out the current kitchen dining room for an open plan approach common for today's living environments – similar extensions have already been successfully carried out throughout the development.

In removing the existing kitchen wall to create a larger dining area and a room which allows the owners a much better view and access into the rear garden, whilst retaining the current existing side access

The proposed materials will match/be similar to that of the host dwelling to harmonise the new and the old seamlessly.

This rear single-story extension will not affect the existing parking at the property.

To the side it is proposed to extend, also single storey, to utilise the space with the relocated WC, provide a cloaks area (accessed from the outside) and a further extension of the dining space which will allow for a newly fitted and enlarged kitchen that befits a property of this scale.

Daylight & Sunlight Assessment

The proposed extension has been positioned such that there will be no daylight or sunlight impact on the adjacent or adjoining properties at no. 89. The 45° line has been applied to the drawings and clearly demonstrates this.

Flood Risk Assessment

This location is in flood zone 1.

What flood zone 1 means:

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The application site is circa 0.03 ha.