

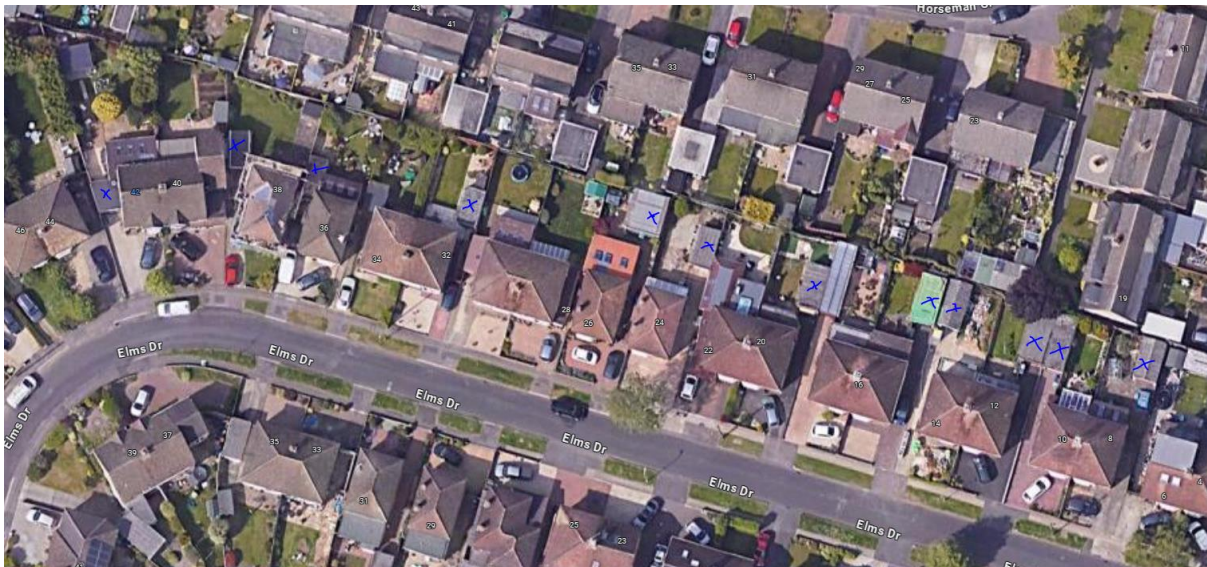
## Design and access statement - 30 ELMS DRIVE, OX30NJ

Reference: PP-12833210

This Design and Access Statement accompanies an application submitted to Oxford City Council for **Householder Planning Consent**, for the demolition of a bike shed and a porch, and the construction of a single storey side extension, a single storey rear extension (part retrospective) and a new porch, along with correspondent changes to the elevations at 30 ELMS DRIVE, OX30NJ.

### The Site and Surrounding Area

ELMS DRIVE connects several residences, and most of them are semidetached 2 storey dwellings with whitish render, bricks, and tiles. Most of them have a garage block to the side and they have been largely extended, see below:



The property subject of this application is set back off the Elms Drive.

Neighbours' properties are to the east and west.

30 ELMS DRIVE is a modest semi-detached house with a good size garden. It has currently a side extension which is a bike and bin shed and a porch over the front door. See below Fig.1



Fig 1

The property benefits from having a large space in front of the house, currently used for parking.

The garden boundaries are demarked by timber fence.

The site does not lie within a conservation area and there are no areas of nature, archaeology, or areas of biodiversity interest within the site.

There are no TPO in the area.

Images of other properties in Elms Drive, which have been extended are below.



Fig.2



Fig.3

### **Planning History**

- 18/01376/FUL | Erection of a bicycle/bin store. | 30 Elms Drive Oxford OX3 0NJ

Approved\_ 20 Aug 2018

- 16/01313/FUL | Erection of a single storey rear extension. Formation of new access to side elevation, and infill of front porch with insertion of 1No. window. | 30 Elms Drive Oxford OX3 0NJ

Approved\_ Wed 13 Jul 2016

### **Relevant Planning Application**

- 18/02506/FUL | Erection of single storey side and rear extension. | 22 Elms Drive Oxford OX3 0NJ

Approved\_ 19 Oct 2018-

-19/02023/FUL | Erection of a single storey side and rear extension (Amended plans and description). | 26 Elms Drive Oxford OX3 0NJ

Approved\_ 30 Sep 2019

## The Proposals

The principle aims of the design are:

- Integrate the proposed extension on the host property without losing the character of the building.
- Improve the existing ground floor layout to be suitable for the needs of a modern-day family.
- Minimise the impact on any neighbouring property and surrounding environment.

The Proposed works are:

- demolition of the current bike shed.
- demolition of the current porch.
- construction of a single storey side extension building a new porch.
- construction of a single storey rear extension (part retrospective)

There will be no change of use from the current residential use, and no alterations are proposed to the boundary walls and fences, except where the works are proposed.

The construction of the single storey side extension refers to the new area proposed where there will be a new boot room, toilet, and office with rooflight. The height of the proposed roof will not exceed the max height we already have on site. The proposed side extension will increase the Existing GIA by 18m<sup>2</sup>.

Two bicycles may be located within the boot room, if necessary.

The bins area will be relocated to the side, next to the fence, where there is plenty of space.

Landscaping unaffected by the proposal within this application.

Car Parking & Access unaffected by the proposal within this application.

The extension is slightly higher than the existing timber fence and the single storey block next to the boundary (32 Elms Drive). Please refer to the proposed side elevation where it is indicated with a red dotted line the existing elevation and the fence to easily read the proposed changes. The drawing proves they are minor.

The construction of the single storey rear extension (part retrospective) refers to the living/dining area, and further details can be seen within the application 16/01313/FUL. It is part retrospective because during construction the roof has been built slightly different, flat roof (10 degrees) with tiles, instead then a pitched roof with tiles, as per drawings within the application 16/01313/FUL. My intension is to get permission for a new (albeit retrospective) rear extension. This rear extension increases the Existing GIA by 18m<sup>2</sup>. Existing GIA (house and bike shed) is 92m<sup>2</sup> (GF 52m<sup>2</sup>+ FF 40m<sup>2</sup>). Additional GIA\_ Side extension 18m<sup>2</sup>. Additional GIA\_ Rear extension (part retrospective) 18m<sup>2</sup>.

### **Total Effective Additional GIA is only 9,5m<sup>2</sup> (Refer to Drawing PL 200)**

The proposal has been carefully developed, and the 45 degree line has been applied in relation to the glazing, and considering that the property at 32 Elms Drive already have a single storey block through the boundary, the proposed single storey extension will not cause any issue, or loss of light etc. Reason why the neighbours of 32 Elms Drive has already been informed about this application.

It is also noted that other properties in Elms Drive (i.e. n 22) received permission to build a similar size back extension in 2018. Furthermore, Elms Drive n 26 has got planning permission for a similar size back extension.

The neighbours of 28 Elms drive will not be affected by the proposed extensions due the long distance of the proposed side extension.

### Materials & Appearance

As can be seen from the elevations, brickwork to match the existing are proposed for the walls. The pitch roof will be low pitch tiles.

New aluminium windows and doors are proposed on the elevations.

### Summary

We believe that the proposed work is going to:

- improve the look of the property
- blend the design with the other houses in the street
- make the space more functional to the household
- improve the thermal efficiency
- improve the experience of people accessing Elms Drive

We also believe that the proposed work are in line with what has already been approved in the area.

## Flood and risk assessment

The Environmental Agency flooding for planning confirms that the proposed works do not lie within the area at risk from flooding and this can be confirmed via their website.

