



DESIGN & ACCESS STATEMENT

PROJECT: 7 Blandford Ave
ADDRESS OF SITE: Oxford OX2 8EA
PROJECT NO: 21_005
DATE: 03/04/2024
REVISION: /
STATUS: PLANNING

1.0 Introduction

1.1 This application seeks planning permission for an extension to rear, internal works, and minor adjustments to sides and front elevations, at 7 Blandford Ave.

1.2 The existing dwelling on the site is not listed and does not lie in a conservation area.

1.3 This statement sets out why planning permission should be granted and includes an assessment of planning, design and access.

2.0 Context

2.1 The dwelling is set back from the Blandford Ave and partially obstructed by foliage at the front. It is roughly 3.5km north of Oxford Centre , 4.6km south of Kidlington Centre and 1km east of Wolvercote. The site is less than 0.1 ha and is occupied by a detached house with an existing rear extension, as well as a front garden and rear garden with side access connecting the front to a small shed.

2.2 The existing dwelling is a 2 storey building with an un-converted attic space and there are no tree preservation orders on site.

2.3 The size and form of the buildings on the street vary, however, the material pallet and overall appearance is somewhat consistent.

2.4 The front site boundary consists of a brick wall and gate.

2.5 There is hard landscaped off-street parking provided on site and street parking Infront of the site.



Front of the dwelling



Rear of the dwelling

3.0 Planning History

3.1 The site has 3 prior planning applications:

Extension to existing garage - Ref. No: 59/07897/A_H | Status: PDV

Erection of single storey rear extension - Ref. No: 06/00371/FUL | Status: Approved

Extension to rear, internal works, and minor adjustments to sides and front elevations - Ref. No: 22/01716/FUL | Status: Approved

4.0 Planning Considerations

4.1 The design calls for an extension at the rear. The decision for the size of the extension was carefully formulated to stay far from impacting the 45 degree line rule of any of the neighbouring properties.

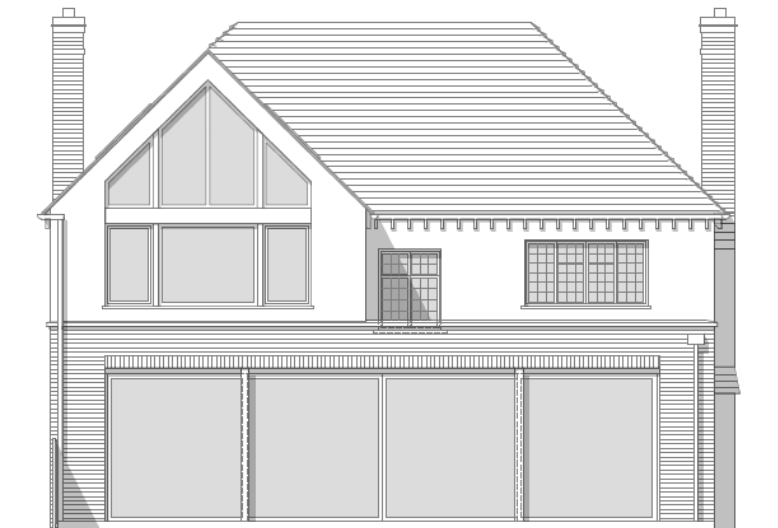
4.2 The size and form of the buildings on the street vary, however, the material pallet and overall appearance is somewhat consistent. We have proposed a design that uses material inkeeping with this.

4.3 It is intended that the extension would be energy efficient following a fabric first approach.

4.4 The work will not change the access to the site, or the parking.



Proposed Front Elevation



Proposed Rear Elevation

5.0 Conclusion

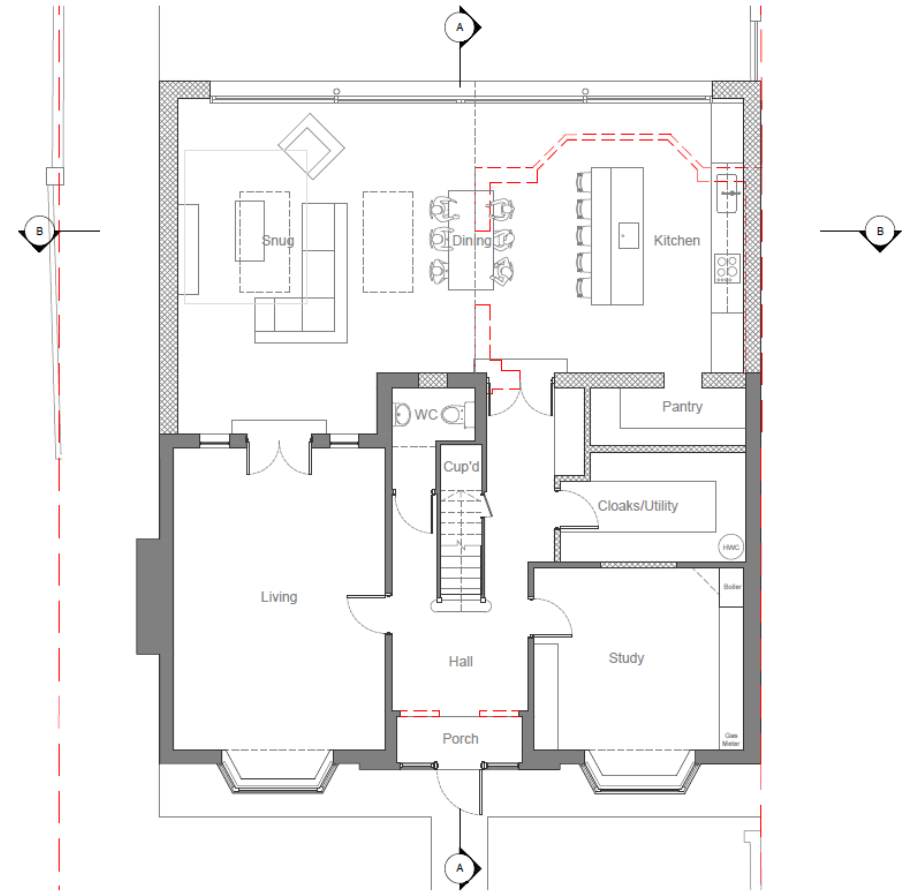
5.1 This application seeks planning permission for an extension to rear, internal works, and minor adjustments to sides and front elevations, at 7 Blandford Ave.

5.2 The design calls for an extension at the rear. The decision for the size of the extension was carefully formulated to stay far from impacting the 45 degree line rule of any of the neighbouring properties.

5.3 The size and form of the buildings on the street vary, however, the material pallet and overall appearance is somewhat consistent. We have proposed a design that uses material innkeeping with this.

5.4 The proposal does not alter the access to the property at the front or side, nor does it affect the side access to the rear of the site from the front.

5.5 The proposal does not affect parking.



Proposed GF Plan