

Design and access statement

Change of use from residential care home (C2) to a single-family dwelling (C3) and erection of double storey rear extension to Orchard House Church Lane, Wendlebury OX25 2PN

1.0 INTRODUCTION

Orchard house is a large 10-bedroom detached property, constructed in the 60's situated within the built-up village of Wendlebury. It is set well back within extensive grounds on the northern side of church lane, where its entrance is flanked by trees. The building is constructed with stone effect blocks under a dark timber tile roof. The dwelling is not situated within a designated conservation area. It is currently a closed residential care home (C2).



Front elevation



Rear elevation



East elevation



West elevation

This planning application seeks the approval to change from residential care home (C2) to a single-family dwelling (C3) and build double storey rear extensions to form additional living area and bedrooms.

2.0 DESIGN CONSIDERATIONS

2.1 Neighbourhood considerations

There are a few developments with planning permissions granted in the nearby properties in the area. Two storey extensions are included in all of these as shown in the table below, indicating our proposed development and extensions are popular in this area.

Reference No.	Location	Description	Date
17/01004/F	Melbank Church Lane Wendlebury Bicester OX25 2PN	Two storey side and rear extension; single storey rear extension (revised scheme of 16/01790/F)	05/05/2017
16/01790/F	Melbank Church Lane Wendlebury Bicester OX25 2PN	Two storey rear and side extensions and conversion of garage to habitable accommodation	05/09/2016
15/00704/F	Stratford House Church Lane Wendlebury Bicester OX25 2PN	Demolition of existing conservatory and erection of two storey rear extension and single storey extensions to front, side and rear	20/04/2015
12/01098/F	North Farm House Church Lane Wendlebury Oxfordshire OX25 2PN	Demolition of garage, erection of two storey side extension and single storey rear extension and reconstruction of stair tower, porch and utility room	07/08/2012

Our proposed development would not have negative impact on the neighbours of the street as some of the properties have been extended and developed in recent years. The style would also match the existing buildings.

2.2 Tree and environmental search

There are a number of tree preservation orders (TPOs) throughout the site including a large woodland area to the north. Majority of those protected trees are far away from the house.

The new foundation will be laid to the west side of the building which is a clear area of grass while the existing single storey building is at the east side of the building to the rear.

The northern/Eastern part of the site lies within flood zones 2/3 which are the medium and high-risk flood zones. Orchard house itself lies outside these flood zones.

There are also several listed buildings in close. Orchard house is set well back from the road. Our proposed development does not have negative impact on the Character or appearance of the area.

2.3 Previous development history

Orchard house was originally built as a residential family house and then was changed to a residential care home in 2008. The planning application reference is 08/01230/F described as *'Change of use from single family dwelling (C3) to a residential care home (C2)'*, dated 17/07/2008.

There is also a tree work application 15/02108/TPO, described as *'To Repollard and remove basal and epicormic growth from 6 x Lime trees. Other works exempt'*.

2.4 Overall design considerations

The existing care home is proposed to be changed back to a family property and provide a contemporary living standard for the house owner and his family to live in.

A double storey rear extension is proposed, as 5.2 meter to the rear, which will create additional living space. The ground and first floor ceiling height is proposed to increase to 2.9 meters due to the internal conversion of larger rooms.

Orchard house is in a secluded location hardly visible from the street view of Church Lane. The closest neighbour buildings have higher ridge heights. This design is still proposed to remove the existing timber tiled roof and replace with a clay tiled roof with a flat skylight on the central top. The overall height is still lower than the closest buildings in the proposal. Being set back, though proposed to be slightly lower than next door, the overall effect of the development will appear subservient in the area.

With the existing and proposed areas, the total foot print area is 307m², and the gross internal area is 403m². Out building (Garage) is 35.4m². Front garden remains, and the rear garden remains above 1hm². The total increase of residential area of proposed is 116m². The extended family house will add to the variety of dwelling types and sizes available in the longer term which can only be a good thing to this area.

The existing abandoned garage needs to be removed and replaced with a new garage with two parking spaces at the front garden.

Externally, the design of the new extension would reflect the style, colours and materials of the original property, which are predominantly stone effect blocks under a dark timber roof. The construction would follow closely the detail and pattern of the original house and replace the timber roof with clay tiles. Windows and doors would be in UPVC to match existing ones and those used on neighbouring properties.

As the extension is around the back of the property and the property is a fair distance away from others being detached, there will be no impact upon daylight and sunlight affecting amenity levels for any of the neighbours.

Internally, the house would have a large kitchen, an enlarged living area and additional bedrooms. It would be well insulated for the floor and walls to meet the current building regulations. The existing part of the house would be carefully refurbished and brought up to current standards. Where possible, insulation would be added in order to perform better thermally.

3.0 AMENITY SPACE

The proposed rear extension does not have impact on the bin storage and parking spaces to the front. To the rear there would be sufficient private space to enjoy. Spaces are indicated on the site plan.

4.0 ACCESS

The proposed plan does not alter access from the front. The access level would be kept the same as original.

5.0 SUMMARY

To conclude, the changes to this property have been carefully considered and would not have a detrimental effect on any of the neighbouring properties or on the Wendlebury village as a whole. The current residential care home has stopped its business for years and is not attractive nor in-keeping with its surroundings. Our proposed design as a high standard family home is considered to form an appropriate relationship with and enhance the character and appearance of the area.