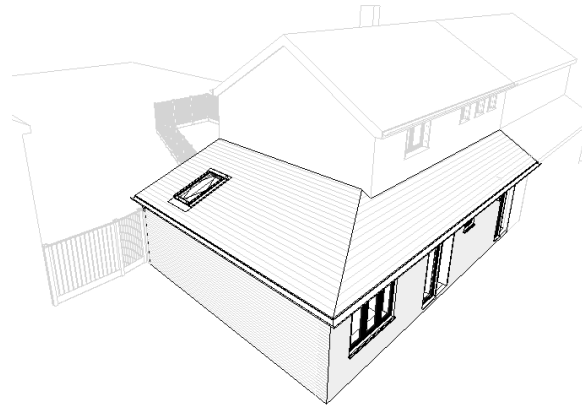


July 2021

DESIGN AND ACCESS STATEMENT Proposed Development:

13 Springfield Road, Caversfield, Bicester OX27 8TT

ERECTION OF SINGLE STOREY SIDE EXTENSION AND FRONT PORCH WITH THE ADDITION OF NEW ROOFLIGHTS.



EXISTING SITE:

No. 13 Springfield Road, is a two-storey, semi-detached dwelling house in Caversfield, Bicester, located off Fringford Road which runs towards Fringford. Generally, the properties in this vicinity are a combination of terraced, semi-detached, and detached dwellings. Some of the properties in the area have been extended.

The property sits on relatively flat land and benefits from a modestly sized rear garden. The property consists of facing brick walls and a tiled pitched roof with Upvc casement windows.

PROPOSAL:

The proposal is to erect a single storey side extension and front porch to provide additional living space. This proposal represents an opportunity to undertake sensitive works to an existing property to enhance the facilities of the family home. The proposal seeks to remodel both internally and externally, improving the existing accommodation.

PLANNING HISTORY:

None.

Properties In the Area

Permissions have been granted for similar extensions, in the area.

1. 07/01137/F | Two storey side and front porch extensions | 12 Springfield Road, Caversfield, Bicester OX27 8TT
2. 06/01811/F | Single storey front extension | 18 Springfield Road, Caversfield, Bicester OX27 8TT
3. 06/01035/F | Two storey side extension and single storey front and rear extensions | 2 Springfield Road, Caversfield, Bicester OX27 8TT

DESIGN:

1. Use

The primary function of the proposed extension is to:

- Increase and improve the living space of the property.
- Enhance the facilities of the existing accommodation (including the FW & SW drainage)
- Improve both internally and externally

The use of the property is domestic residential, and this proposal will not change this situation.

2. Amount

The proposed side extension and front porch have been designed to comply with local planning policies. The design of the roof ensures that it remains subservient to the original dwelling while avoiding any adverse impact to neighbouring amenity regarding the loss of light and loss of privacy. The approach ensures the proposal respects the character of the surrounding area. This results in a more neighbourly form of development and does not harm the use or enjoyment of neighbouring properties. Therefore, the proposal is in accordance with the aims of the National Planning Policy Framework 2019 and Policy C28 of the Cherwell Local Plan 1996 (Saved Policies) and Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1.

Design;

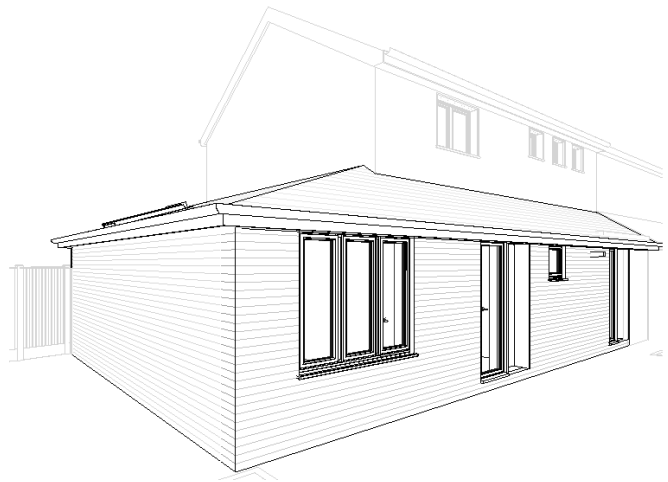
1. The depth of the side extension will measure 3m from the side wall. The depth of the front porch will measure 1.2m from the front wall.
2. The height of the extension will not exceed 4.0m.

3. Scale:

The mass and scale of the proposal is considered subservient to the existing mass and scale of the main house and neighbouring properties. Additionally, the proposal will enhance the facilities of the existing dwelling while maintaining adequate garden space for the dwelling.

4. Appearance:

Proposed materials ensure that the external appearance of the existing house is not prejudiced. The roof tiles are to match the existing. The external walls will consist of facing brickwork to match existing. The rainwater goods will be black Upvc to match the existing.



Proposed front 3D view

ACCESS:

1. Vehicular Access and Links

There is parking at the front of the property for two vehicles which will be maintained.

2. Pedestrian Access

Main access to the dwelling is through the front door. The front door is to be repositioned in the new porch. The rear garden is accessed through the property. These access points are to be maintained.