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**CREATIVE DESIGN  
& STRUCTURE Ltd**

Architectural Services and  
Consulting Structural Engineers

Unit 1, Henson House  
Newtown Road  
Henley-on-Thames  
RG9 1HG

T. 01491411922

E. [info@creativedesignandstructure.co.uk](mailto:info@creativedesignandstructure.co.uk)

W. [creativedesignandstructure.co.uk](http://creativedesignandstructure.co.uk)

Householder Planning Application

12 Jerome Way  
Shipton-on-Cherwell  
KIDLINGTON  
OX5 1JT

## **Design and Access Statement**

This statement is provided in support of a Householder Application for the proposal at 12 Jerome Way, Shipton-on-Cherwell, Kidlington.

### **1. The Site**

The application site comprises of a two-storey semi-detached dwelling located on the Southern side of Jerome Way, a residential street within Shipton on Cherwell. The main dwelling at the site is constructed from red bricks, white uPVC fenestration and a plain tile roof. The street mainly comprises of similar semi-detached dwellings constructed in a variety of materials with some detached dwellings nearby.

The application site is not a Listed Building.  
The site is not located within a designated Conservation Area.

The site is located within the Oxford Green Belt and a public right of way (342/10) runs opposite the dwelling. The land is potentially contaminated and there are ecological records within the vicinity. There are no other planning constraints relevant to this proposal.

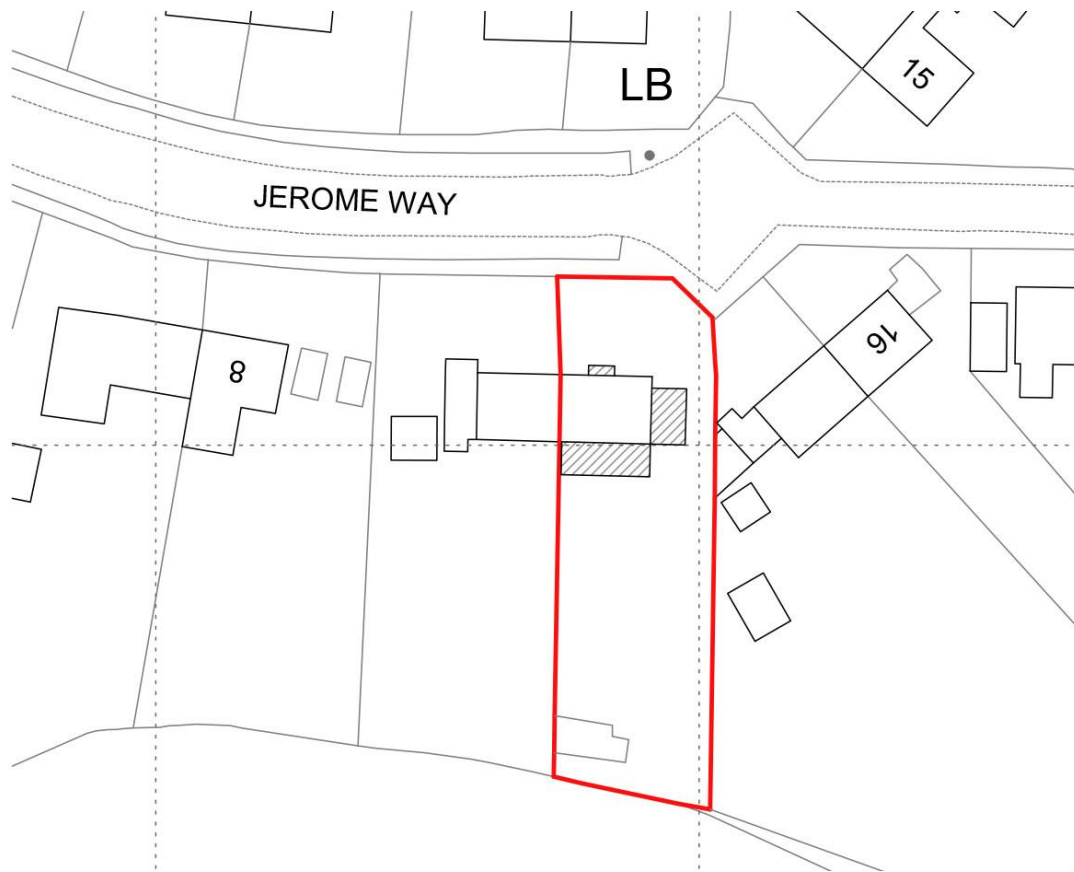


Figure 1 - Location Plan

## 2. The Proposal

The proposal includes a part single storey part double storey rear extension, single storey side extension and single storey front porch together with associated fenestration changes.

## 3. Planning History

Previous relevant planning history.

- April 2022 - 22/01198/F - Certificate of Lawfulness of Proposed Development for a part single storey, part two storey rear extension, single storey side extension and single storey front porch, together with associated fenestration changes
- November 2022 - 22/03325/CLUP - Proposed work include single storey rear extension, double storey side extension, front porch and some internal changes.

#### **4. Design development**

The proposal includes a part single storey and part two storey extension at the rear, single storey side extension and a single storey porch at the front together with associated alterations. Application with ref: 22/01198/F in April 2022 was refused which included two-storey side extension, single storey rear extension and a porch extension at the front.

The reason for refusal were as follows:

- The proposed extensions would result in disproportionate additions over and above the size of the original dwelling, and, in the absence of any very special circumstances, would constitute inappropriate development within the Oxford Green Belt. The proposal is therefore contrary to Policy ESD14 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance within the National Planning Policy Framework.
- The proposed two storey extension, by virtue of its design and the proposed porch by virtue of its scale and design would result in incongruous development, that would fail to sympathetically integrate with or contribute positively to the character of the existing dwelling and the street scene. The proposal would therefore be contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031, Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

The new proposal subject to this application has taken into account all the relevant Planning Policies and the reasons for refusal of the previous application mentioned above.

#### **Principle of Development (NPPF)**

The aim of Green Belt policy is to prevent urban sprawl by protecting the essential characteristics of Green Belts which are their openness and their permanence.

Also, the policy aims to prevent any disproportionate additions over and above the size of the original building.

So, as mentioned on the officer's report for the application with ref. 22/03325/CLUP, LPA considers an approximately 50% increase in floor space to be the upper limit before an enlargement is considered a disproportionate addition. However, it is worth noting that this guidance is not prescriptive and it can vary based on other factors influencing the application.

This proposal has addressed the concerns raised by the case officer as per the list below:

- The proposal floor area has been reduced from 72m<sup>2</sup> (65.6%) to 59m<sup>2</sup>. This means a reduction to approximately 54% of the existing 109m<sup>2</sup> floor area.
- The two-storey side extension from the previous proposal has been removed and instead a single storey side extension set back from the front elevation has been proposed.
- The two-storey extension has been proposed at the rear which would avoid any impact on the openness of the Green Belt.
- The front porch extension is a very modest addition which would not have any impact on the character of the existing building and the immediate surroundings. Also, the materials and forms used would be in keeping with the existing building.



Figure 2 - Proposed Front Elevation



Figure 3 – Previous Front Elevation (22/03325/CLUP)

In addition to the above, the proposal is of high-quality design and despite that the overall floor area is slightly above 50% the impact on the Green Belt is very low due to the positioning of the proposed extensions.

### Design and impact on character of the area

The side extension is single storey and has traditional features to match the character of the area. Also, is set back from the front elevation. So, considering the above it is clearly subservient to the existing building.

The rear extension is part two-storey and part single storey. Due to the location to the rear of the existing building the impact on Green Belt is considered to be minimal. Also, there are no privacy issues, overbearing effect and loss of light to the neighboring properties as the extension has been designed taking into consideration of Local Planning Policies.

The front porch extension is of high-quality design and is very modest on size measuring only 0.9m x 2.4m externally. The overall height of the roof of the porch would be substantially lower than the previous proposal of the refused application as well as the overall size. Also,

the design is line with the character of the area and it would have a positive contribution due to the sympathetic features which would improve the overall aesthetic of the front elevation. Proportionally we are of the opinion that the porch is clearly subservient to the existing building.

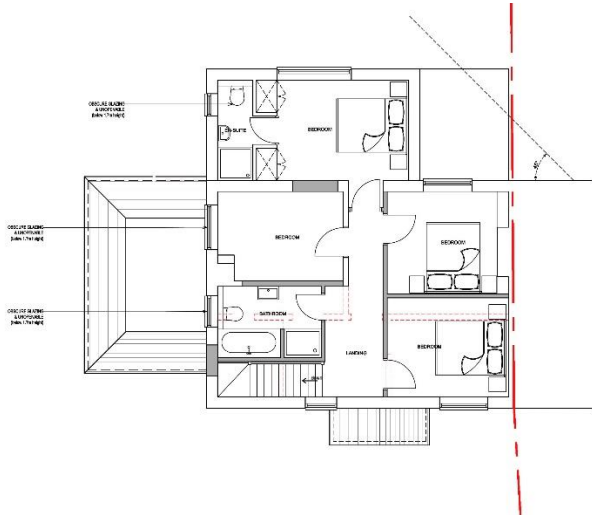


Figure 4 - Proposed First Floor (45° rule)

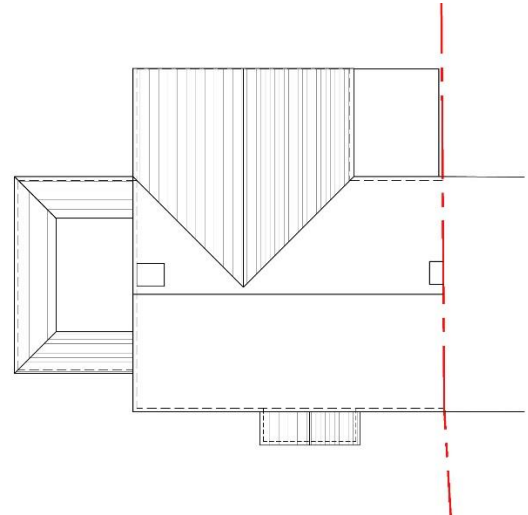


Figure 5 - Proposed Roof Plan

### Residential amenity

There are no privacy concerns as the windows to the side elevation on first floor are obscure glazed and unopenable (up to 1.7m high as a minimum) which would prevent any overlooking issues.

The two-storey part of the rear extension as it can be seen on the drawings follows the 45° rule which avoid any impact and loss of light to the neighboring property. The depth of the rear extension is only 3m and the visual impact is considered to be very low.

The porch extension does not cause any impact on the neighboring property as the distance to the boundary is considerable and the scale is very modest.

### Highway safety

The proposal does not have any impact on the highway safety or on the parking provisions. The front driveway can accommodate the necessary parking needed for the dwelling despite the additional bedroom.

## 5. Conclusion

In summary we are of the opinion that the proposal will not unduly harm the Green Belt; character and appearance of the surrounding area; or neighbouring amenity, highway safety and we would conclude the following;

This proposal has been designed to respond sympathetically to the existing and neighbouring buildings and to complement and sit comfortably within the existing cluster of surrounding developments. Through the use of design characteristics that are appropriate to developments within the area we believe this proposal is sensitive, responsive and highly appropriate. Given the above, it is our opinion that in terms of form, scale, size, materials, use, access, sustainability and overall design, this application is in line with development policies and should be supported and recommended for approval.

### Elton Disha

B.Arch (Hons) , MSc Architecture (equiv.)  
(For and on behalf of Creative Design and Structure Ltd)



### Creative Design & Structure Ltd

**A:** Henson House, Newtown Road, Henley-On-Thames RG9 1HG

**E:** [elton@creativedesignandstructure.co.uk](mailto:elton@creativedesignandstructure.co.uk)

**W:** [www.creativedesignandstructure.co.uk](http://www.creativedesignandstructure.co.uk)

**M:** 07715317658

**T:** 01491 411 922