

Robin Hill  
Burdrop  
Banbury  
OX15 5RQ

15 September 2018

Ref: RH-DAS1

Planning Services  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

**Proposed Conversion of Existing Outbuilding to Living Space and Existing Carport to Garage.**

**Design & Access Statement**

The proposal is for the conversion of an existing outbuilding to living accommodation with a single storey extension to link to the main property and convert the existing carport to garage with pitched roof and to replace existing flat roof at the front of the property to a pitched roof to link in with new conversion and garage.

The site currently comprises a 3 bedroom detached single storey bungalow in a residential area of Burdrop, the property is not within a conservation area. The property and other surrounding properties are mainly detached/terraced houses of traditional design with stone and rendered walls and combination of concrete, slate and thatched roofs and uPVC windows.

The new proposals will retain the existing footprint of the existing property with an extension across the courtyard between the outbuilding and current house and slightly larger conservatory. The proposal includes additional hedging to the eastern boundary and an additional car park space to the front.

It is intended to use all materials to match existing stone and rendered brickwork with roof tiles over existing property and new areas to be replaced with grey Marley modern tiles or equivalent.

Given that the extension will not significantly change the current footprint of the property in terms of appearance it is not considered likely to have a negative visual impact on the character and appearance of the dwelling within the locality.

We would like to confirm the plans and design for the above property, as follows:

1. Conversion of existing outbuilding to bedroom, en-suite and utility
2. Included within the conversion is an extension across existing courtyard to link the outbuilding to the main property
3. The existing flat roof to front reception room is in need of repair, the proposal is to change this to a pitched roof.
4. The existing carport is in poor condition we have therefore proposed to replace with a new garage with pitched roof with the same footprint as indicated in the plans.
5. The existing house requires replacement roof tiles, the proposal is to replace all tiles to Grey Marley Modern tiles due to the low pitch of the roof. The extension and garage will be tiled in the same design if approved by council.
6. Brickwork at front of new garage to match existing Cotswold stone to main house, all brickwork to eastern side elevation to be rendered.
7. Proposal to widen the driveway to the front of the house to allow additional parking.
8. Glass porch with pitched roof, to hallway is proposed.
9. Existing conservatory is in poor condition – proposal to replace this with a new conservatory with new flat roof as per drawings.
10. New A Rated double glazed windows to be installed
11. 20 new Thuja trees are to be planted as hedging along eastern boundary of the property.

The proposal accords with the relevant policies of the Cherwell Local Plan and is not considered likely to cause any loss of residential amenity or visual harm to the building or it's locality.

If you have any queries or suggestions regarding the proposal, please do not hesitate to contact me and I will give it my immediate attention.

Sincerely

A solid black rectangular box used to redact the signature of Paul Ward.

Paul Ward