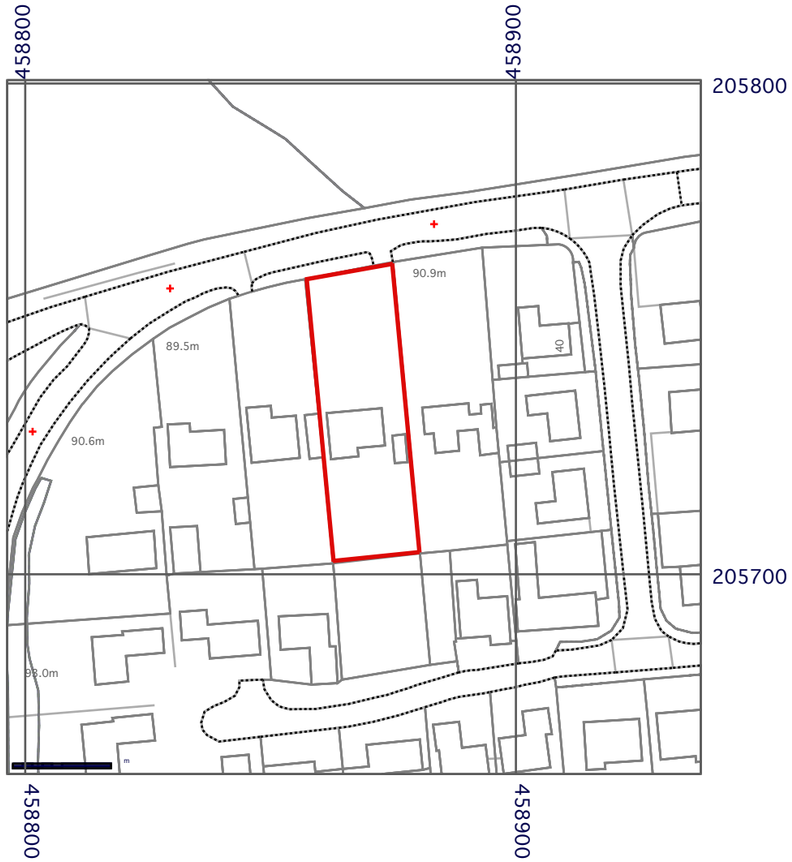
Appendix 1

South Oxfordshire District Council
Listening Learning Leading

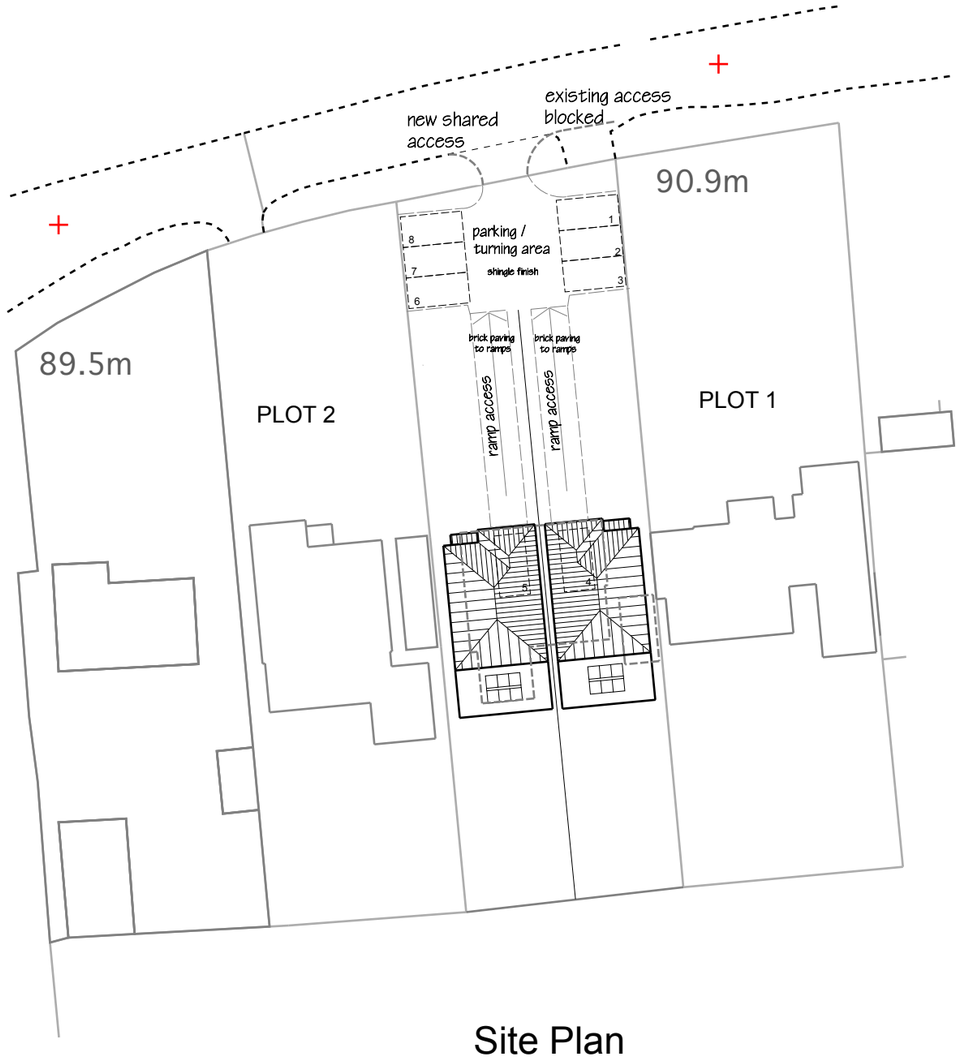
Reference: P18/S3174/FUL

Printed on 16/10/2018 16:33:56
for BCP

This map is reproduced from Ordance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings
South Oxfordshire District Council / 100018668 / 2018



Location



Site Plan

Appendix 2

rev C 28:12:18 additional parking
rev B 26:11:18 amended proposals
rev A 14:09:18 amended proposals

N

0 10 25 metres
Location 1:1250

0 2.5 5 10 20 metres
Site Plan 1:500

PROJECT
Replacement Dwellings
85 Littleworth Road, Wheatley

CLIENT
Mr & Mrs J. Webb

Adrian Aldred

5 Wantage Road
WALLINGFORD
OX10 0LR

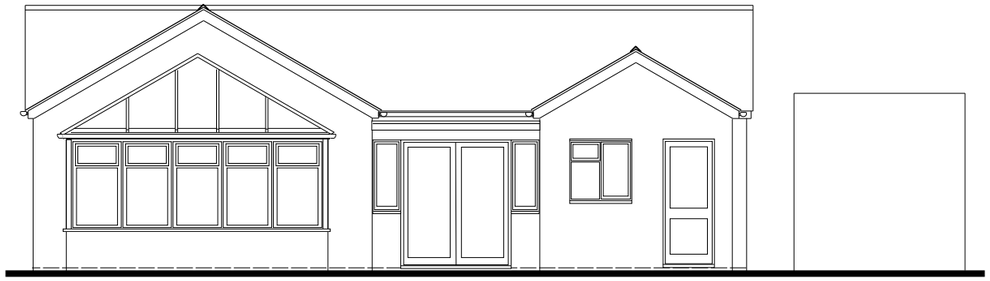
SCALE
1:1250; 1:500

DRAWING
Location; Site Plan

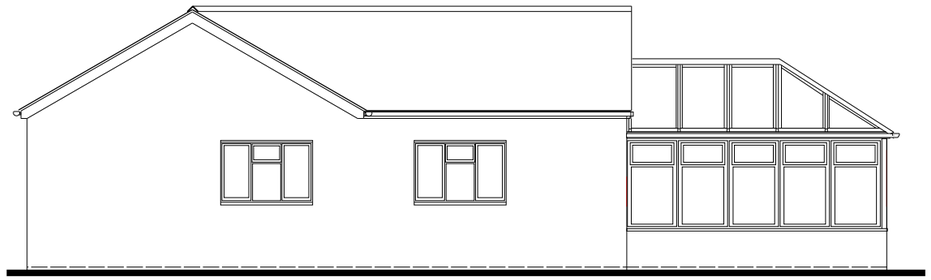
DATE
Sept 2018

NUMBER
1127 - 1C

original size A3 ©

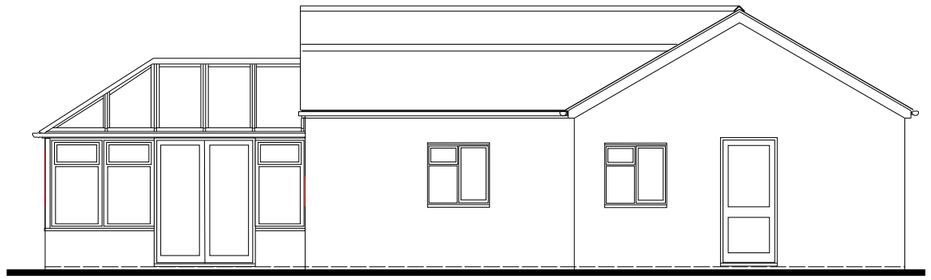


South



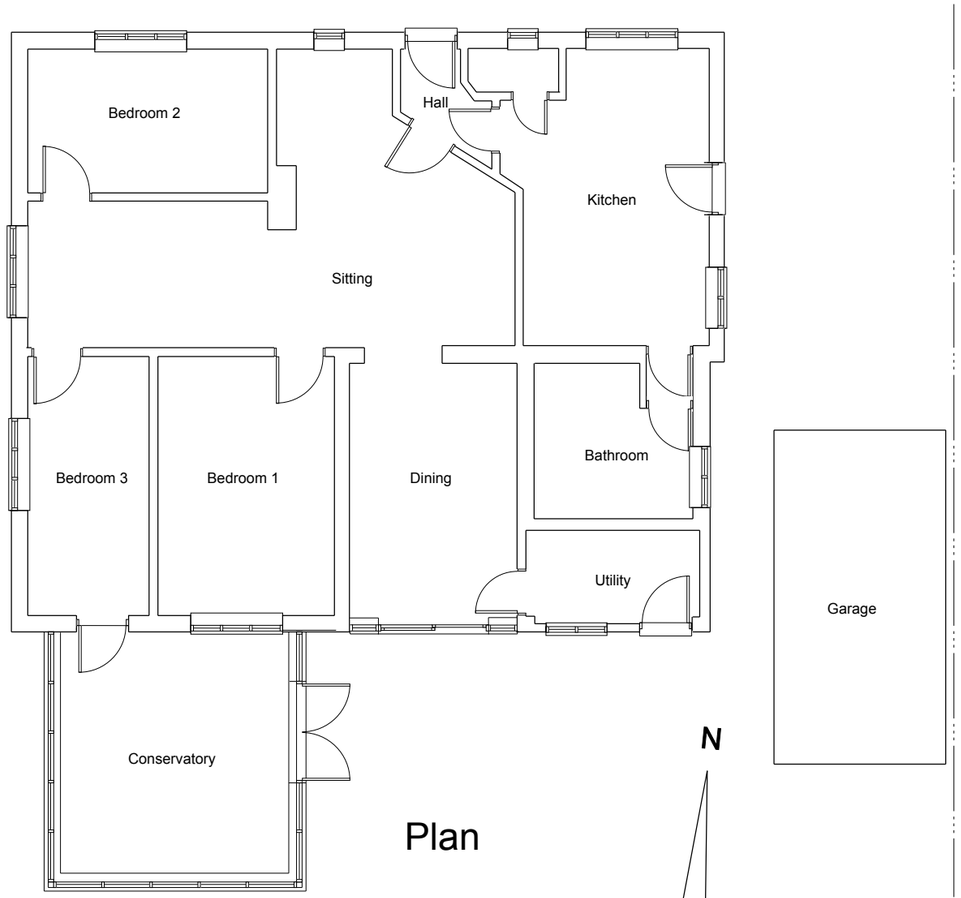
West

North



East

Elevations



Plan

0 0.5 1.0 2.0 4.0 metres Scale 1:100

PROJECT
Replacement Dwellings
85 Littleworth Road, Wheatley

CLIENT
Mr & Mrs J. Webb

Adrian Aldred
Building Design
Project Management
5 Wantage Road
WALLINGFORD
OX10 0LR
telephone 01491 839732
adrian.aldred@btinternet.com

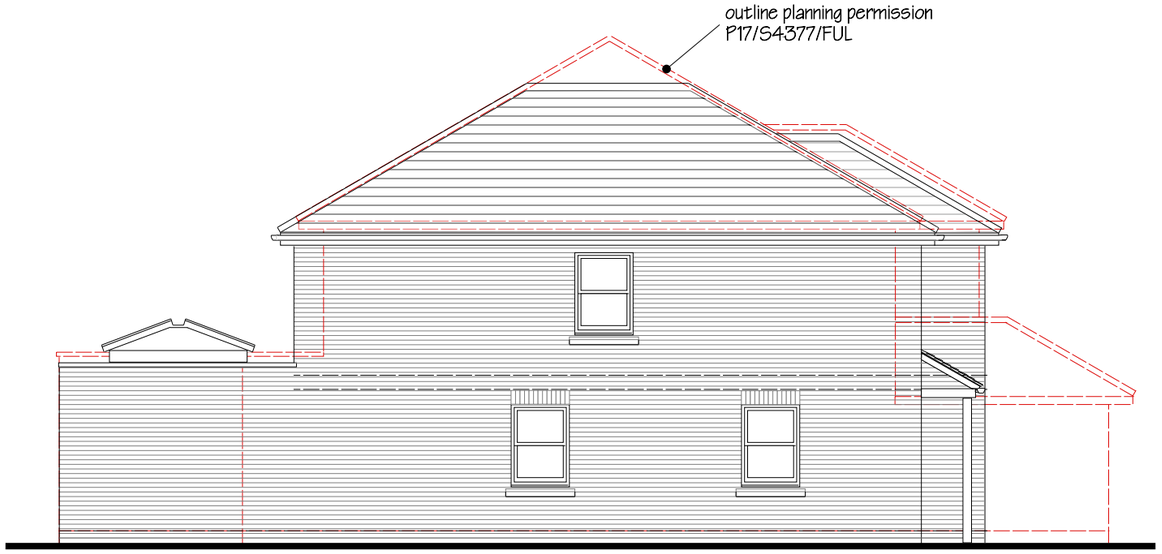
SCALE
1:100

DATE
Aug 2017

DRAWING
As existing

NUMBER
1127 - 2

original size A3 ©



East

North

West

South

0 0.5 1.0 2.0 4.0 metres Scale 1:100

PROJECT
Proposed Dwellings
85 Littleworth Road, Wheatley

Adrian Aldred
Building Design
Project Management
5 Wantage Road
WALLINGFORD
OX10 0LR
telephone 01491 839732
adrian.aldred@btinternet.com

SCALE
1:100

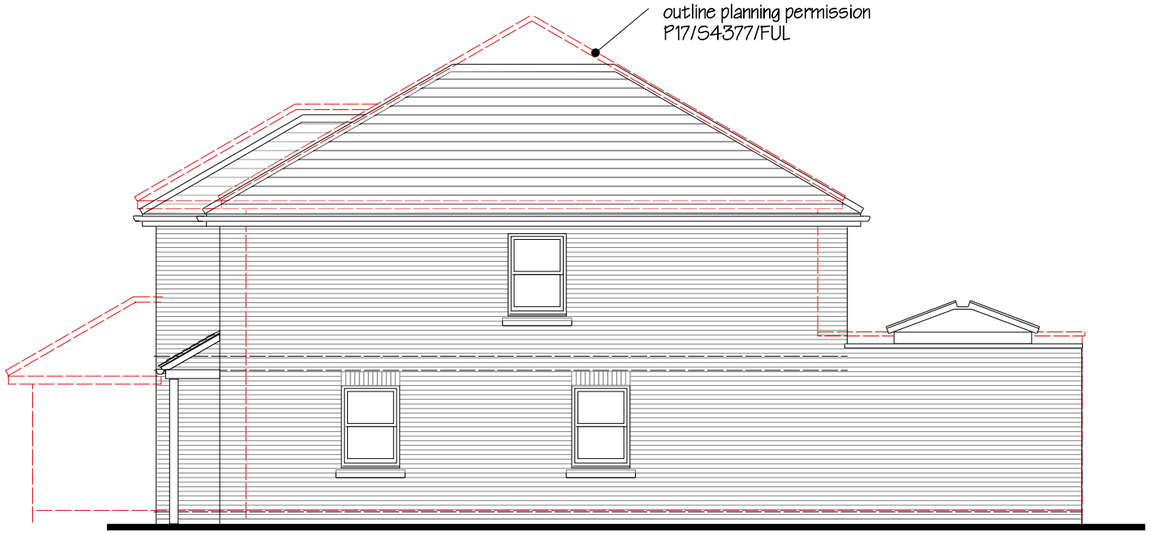
DATE
Nov 2018

original size A3 ©

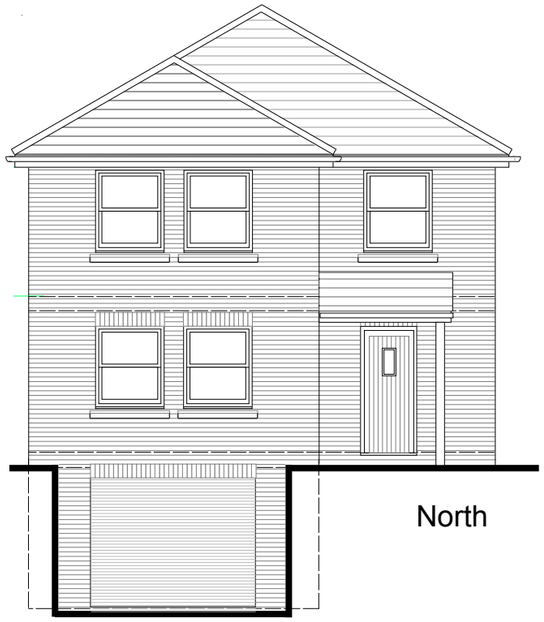
CLIENT
Mr & Mrs J. Webb

DRAWING
Elevations Plot 1

NUMBER
1127 - 15



West



North

East

South

0 0.5 1.0 2.0 4.0 metres Scale 1:100

PROJECT
Proposed Dwellings
85 Littleworth Road, Wheatley

Adrian Aldred
Building Design
Project Management
5 Wantage Road
WALLINGFORD
OX10 0LR
telephone 01491 839732
adrian.aldred@btinternet.com

SCALE
1:100

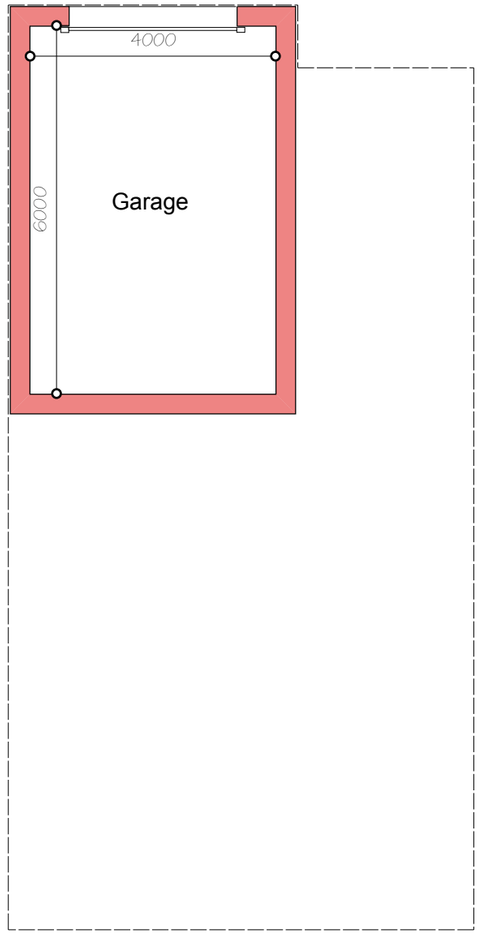
DATE
Nov 2018

original size A3 ©

CLIENT
Mr & Mrs J. Webb

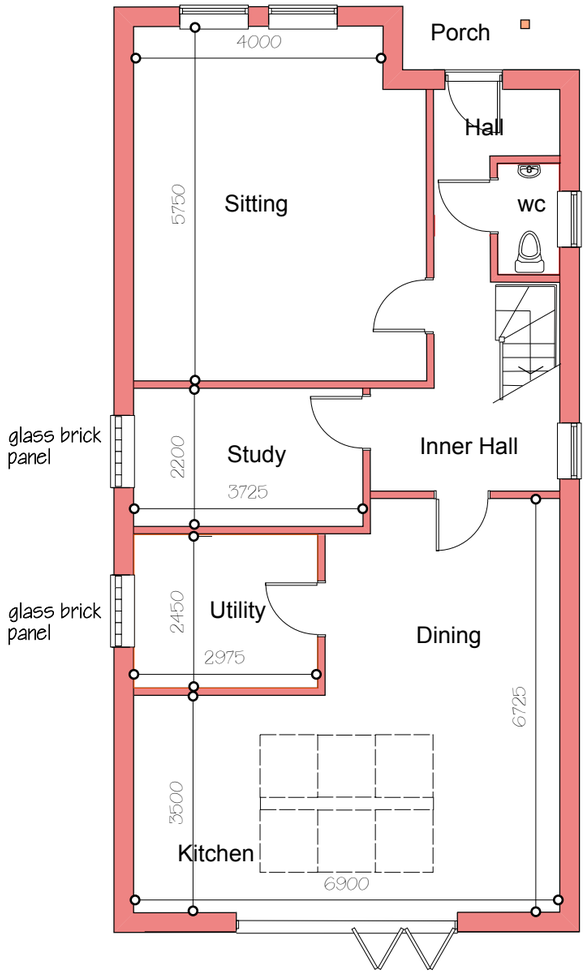
DRAWING
Elevations Plot 2

NUMBER
1127 - 17



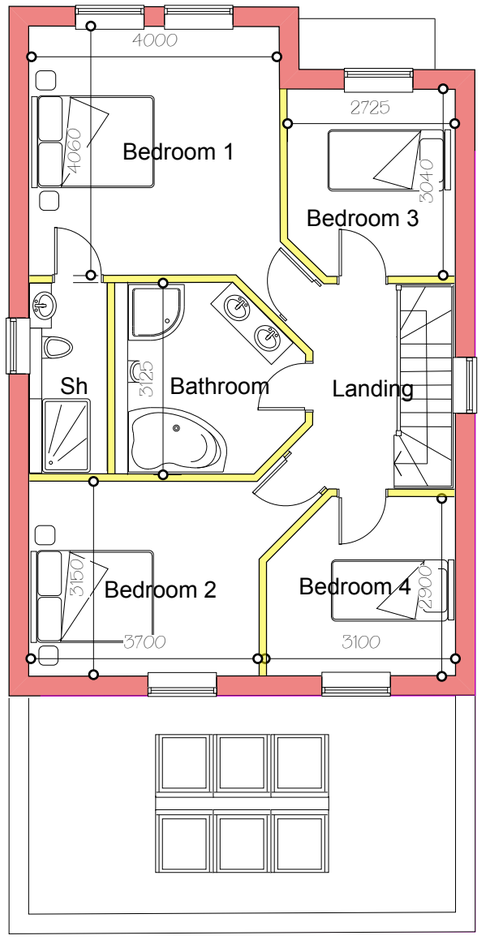
Basement

Floor area 24.0sqm (258sqft)



Ground Floor

Floor area 97.4sqm (1048sqft)



First Floor

Floor area 71.1sqm (765sqft)

N

0 0.5 1.0 2.0 4.0 metres Scale 1:100

PROJECT
Replacement Dwellings
85 Littleworth Road, Wheatley

Adrian Aldred
Building Design
Project Management
5 Wantage Road
WALLINGFORD
OX10 0LR
telephone 01491 839732
adrian.aldred@btinternet.com

SCALE
1:100

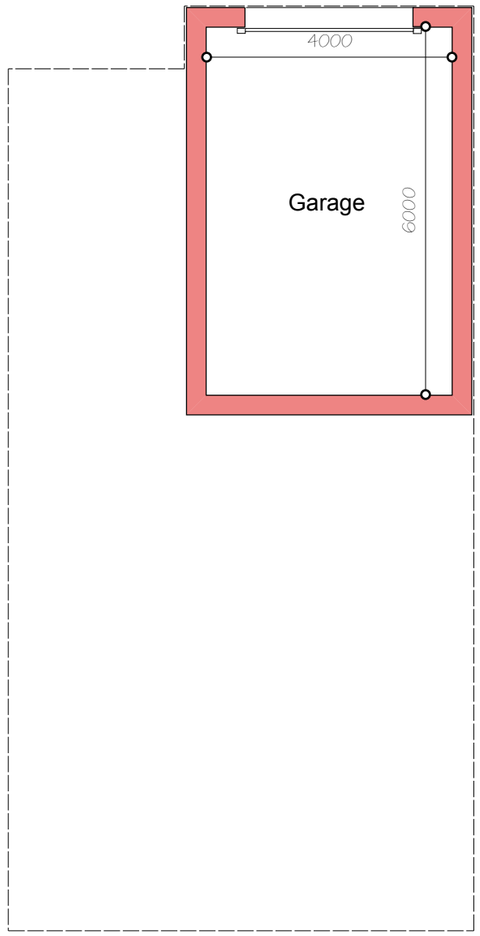
DATE
Nov 2018

original size A3 ©

CLIENT
Mr & Mrs J. Webb

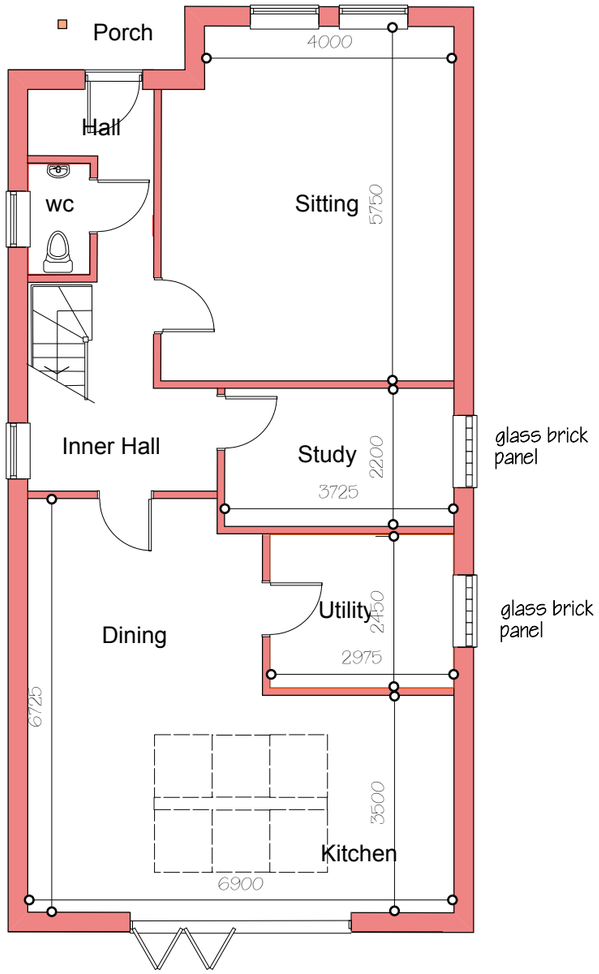
DRAWING
Plans Plot 1

NUMBER
1127 - 14



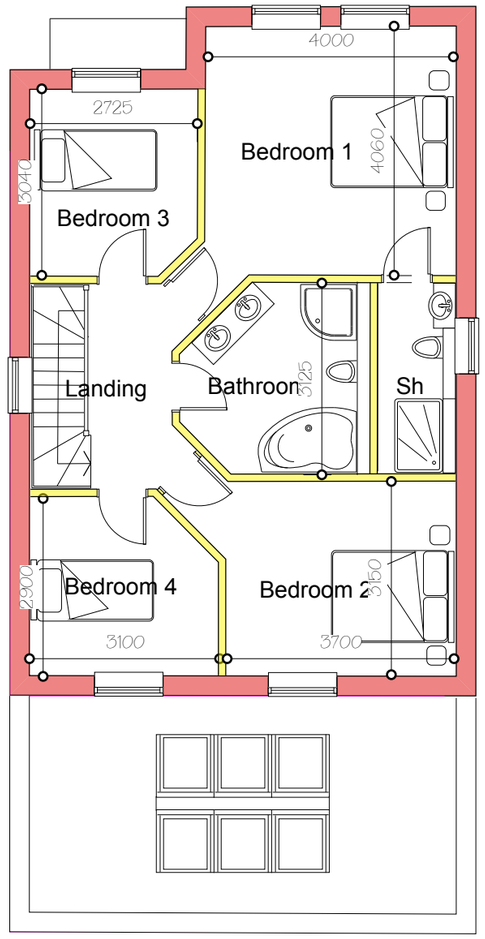
Basement

Floor area 24.0sqm (258sqft)



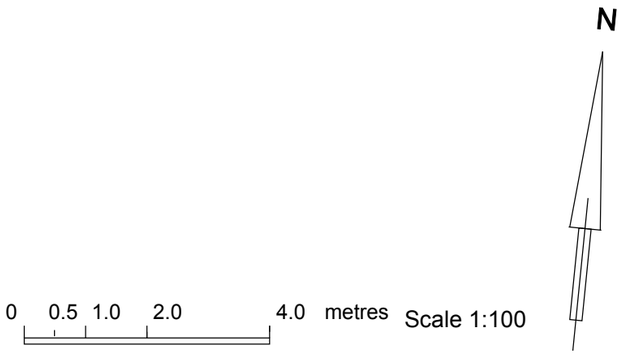
Ground Floor

Floor area 97.4sqm (1048sqft)



First Floor

Floor area 71.1sqm (765sqft)



PROJECT
Replacement Dwellings
85 Littleworth Road, Wheatley

Adrian Aldred
Building Design
Project Management
5 Wantage Road
WALLINGFORD
OX10 0LR
telephone 01491 839732
adrian.aldred@btinternet.com

SCALE
1:100

DATE
Nov 2018

original size A3 ©

CLIENT
Mr & Mrs J. Webb

DRAWING
Plans Plot 2

NUMBER
1127 - 16

THE SITE

DESIGN & ACCESS STATEMENT

Proposed Replacement Dwellings &
Basement Garages

85 Littleworth Road
WHEATLEY
OX33 1NW

This Design Statement should be read in conjunction with drawings 1127- 1C, 13, 14, 15, 16 & 17 submitted with the planning application .

APPRAISING THE CONTEXT

ASSESSMENT

The site is located within the village boundary of Wheatley which is classed as a larger village. The site area is some 0.106ha with a vehicular access onto Littleworth Road.

The property comprises a bungalow with a detached garage and a footprint area totalling 145sqm, of which 118sqm is residential accommodation. Originally constructed in the early1950's it has been altered and extended over a number of years in a piecemeal fashion resulting is an awkward layout and room sizes. Access to the garage alongside the house is via a concrete drive running the the length of the left hand side boundary.

This section of Littleworth Road includes various types of property, ages, styles and sizes. Some have been substantially extended or rebuilt.

RELEVANT PLANNING HISTORY

Planning Permission P17/S3094/FUL - Demolition existing dwelling and garage; erection replacement dwelling and detached garage.

Planning Permission P17/S4377/FUL - Demolition existing dwelling and garage; erection replacement dwelling and integral garage.

Withdrawn P18/S2189/FUL - Demolition existing dwelling and garage; erection of two dwellings with new vehicular access and parking.

INVOLVEMENT

The applicants have not discussed the current proposals with neighbours.

PLANNING POLICY

The design principles and concepts are in accordance with the National Planning Policy Framework 2012, Local Planning Core Strategy 2012 and Local Plan 2011 together with any relevant Supplementary Planning Policies and Design Guides as outlined below.

National Planning Policy Framework & National Planning Practice Guidance

South Oxfordshire Core Strategy 2012 policies:

- CSEN1 - Landscape protection
- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy
- CS1 - Presumption in favour of sustainable development

South Oxfordshire Local Plan 2011 policies;

- D1 - Principles of good design
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- D10 - Waste Management
- G2 - Protect district from adverse development
- H4 - Housing sites in towns and larger villages outside Green Belt
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide SODG 2008

A summary of the key policies include:

- principle of development
- impact on character of the area and neighbours
- suitable provision for access, parking and amenity areas
- secure a reasonable degree of privacy for new dwelling and adjacent development
- sustainable construction, energy efficiency & flood prevention
- good design

EVALUATION

The site is within the settlement boundary of the village falling within the scope of South Oxfordshire Local Plan 2011 policy H4. This part of Wheatley is semi rural, with no overriding character or architectural merit.

The site is sufficiently large for the creation of two dwellings together with the attendant access, parking and amenity areas.

Consideration of privacy has been made with the existing adjacent properties. This is reflected in the position of the proposals on the site together with the internal layout and aspects.

The proposals are a resubmission addressing the responses from the Planning Officer and Highways Officer to the withdrawn application P18/S2189/FUL. The modern design approach has been superseded in favour of a more traditional approach following responses from the Planning Authority.

<u>DESIGN COMPONENT</u>

USE & AMOUNT

The application seeks planning permission for the demolition of the existing dwelling, erection of 2no dwellings with basement garages plus off street parking and access by creating a new shared vehicular access.

The proposals are for 168.5sqm residential floor space for each dwelling, slightly less than the withdrawn proposals. The accommodation is in excess of minimum standards for room sizes and corresponds to the size of the plots. The amenity spaces to the rear are 138sqm for Plots 1 and 2 respectively which is also in excess of the minimum 100sqm requirement.

LAYOUT
The dwellings have been planned to make best use of the southerly aspect. The orientation is similar to the other properties along Littleworth Road and covering mainly the existing footprint. A metre wide gap has been set with No83 which is built up to the side boundary. A metre gap has also been set with No87. There is a 800mm wide maintenance gap between the two proposed dwellings

SCALE
The eaves have been set to a similar height to the two storey dwelling at No83. The overall height of the proposals is slightly less than No83 and some 750mm lower than the approved proposals P17/S4377/FUL

The footprint area of the dwellings compares favourably with the adjacent properties No83 & No87

APPEARANCE
It is proposed to use artificial slate roofing and face brickwork with anodised aluminium windows as the approved proposals.

LANDSCAPE
The existing timber fence boundaries to the rear and front would remain as existing. Retaining walls to the garage access would be brick faced.

Landscaping and surface treatments could easily be incorporated to avoid a ‘hard street edge’ to the front parking area.

It is proposed to enhance the planting to the gardens in front of the new dwellings.

SUSTAINABILITY
The proposals will be designed and specified in excess of current Building Regulations standards in particular for thermal insulation and renewable energy.

<u>ACCESS COMPONENT</u>
This section deals solely with external access to the site.

POLICY
Provision of parking and the ability to enter and exit the site in a forward direction follows the standard requirement of three vehicle spaces per dwelling.

ACHIEVEMENT
The existing vehicular access will be closed and a new shared access proposed.

The new hardstanding will be to SUDS specification for the access, parking and turning area created together with improvements to the existing surface water drainage. Brick paving is proposed for the garage access ramp

Access into the dwelling will be in accordance with Building Regulation Approved Document Part M.

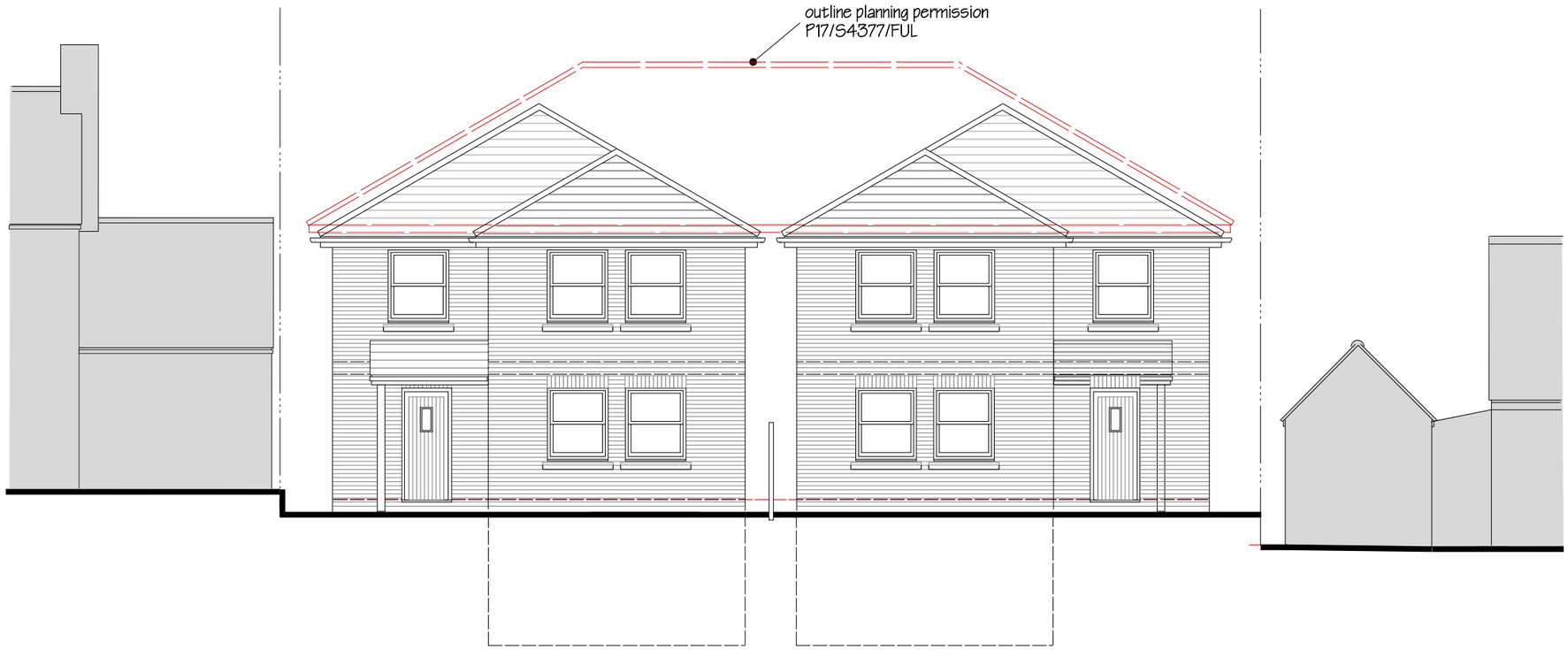
DESIGN SOLUTION

It is felt that the proposals meet the planning policy criteria in all respects and being set back from the road would not be detrimental to the street scene. Impact on neighbours would be less than the approved proposals for a single dwelling.

The response for a more traditional design has been taken on board but it is felt that given the width of the site there is still an opportunity for two detached dwellings rather than a pair of semi-detached dwellings. Plus a pair of semi-detached dwellings would seem to be out of character with the adjacent detached dwellings and would end up with a similar roof profile to the approved proposals for a single dwelling. The roof design for the detached dwellings is considerably lower and the profile to the front and rear sits comfortably within the outline of the approved proposals. All of these reductions in height and gapping would seem to address previous concerns regarding the size and bulk of the proposals.

The project will be self build with the applicants paying particular attention to detailing, sourcing materials and including energy saving measures.

Adrian Aldred
14 September 2018
amended 28th December 2018



0 0.5 1.0 2.0 4.0 metres Scale 1:100

PROJECT
Proposed Dwellings
85 Littleworth Road, Wheatley

CLIENT
Mr & Mrs J. Webb

Adrian Aldred
Building Design
Project Management

5 Wantage Road
WALLINGFORD
OX10 0LR

telephone 01491 839732
adrian.aldred@btinternet.com

SCALE
1:100

DATE
Nov 2018

DRAWING
Street Scene

NUMBER
1127 - 13

original size A3 ©

This page is intentionally left blank