

CUM/21441 – Mr N Herbert. Proposed demolition of existing cloakroom and erection of single storey rear extension including new tiled roof to existing conservatory and proposed addition of two dormer windows to front elevation and 1 flat roof dormer to the rear elevation 137 Cumnor Hill, Oxford, OX2 9JA

The Proposal

1. This application seeks planning permission to demolish an existing single storey rear extension and erect a new single storey rear extension, a new tiled roof to the existing rear conservatory, two front dormer windows and a large box dormer window on the rear. The proposed extension measures 4.2 metres by 6.0 metres deep, with an eaves height of 2.4 metres and ridge height of 3.6 metres. A copy of the site plan and application drawings are at Appendix 1.
2. The application comes to committee following an objection received from Cumnor Parish Council.

Planning History

3. No planning history.

Planning Policies

Vale of White Horse Local Plan 2011

4. Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.
5. Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
6. Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

Consultations

7. Cumnor Parish Council objects, stating;

“The Council notes that the application is somewhat misleading given that the rear loft extension shown on the plans are omitted from the description. The dominant features are on the roof where there are two dormers to the front and a large square extension to the rear of the house. This has a low pitched roof the 8m width of the house roof by 1.5m out from the present roof and 2m high. These ungainly structures on the roof provide a bedroom suite including a dressing room and bathroom. The detached garage located to the rear side

of the property is to be accessed from a single door in the proposed new family area. The side one-storey extension with its single sloping roof is not pleasing to the eye and has the look of a garden shed or toilet annexe. The significant alterations to the external appearance of the house are matched by the many bitty and poorly integrated changes to the interior. Particularly noticeable are the different styles of fenestration, which shows a lack of consistent design. The result of the changes and extensions, if approved, will be a four-bedroom house with two bathrooms and three reception rooms. It is not known if the extra sewage requirements conform to the current limitations. The Council does not know if the permitted development areas and volumes cover the proposals. There is a considerable amount of internal and external work done and a large quantity of materials on site. This presumably assumes permission although no pre-application advice was sought or obtained. The Council believes this application proposal to be of poor design given the strong character, style and appearance of the original structure as set on the large plot, resulting in an adverse effect on the look and compatibility of this with other neighbouring properties on Cumnor Hill.

The Council recommends that the applicant and architect be asked to re-appraise and upgrade their plans as presently submitted.”

8. One letter of objection has been received from the neighbouring property raising the following concerns:
 - The rear dormer window is out of keeping with the surrounding area.
 - Velux windows in the front elevation would be preferable to match those of the neighbouring properties rather than the two proposed dormer windows.
 - The proposal is of a poor design.

Officer Comments

9. The main issues in determining this application are the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether there is adequate parking on the site.
10. The proposed extension has a modest eaves height with the roof sloping away from the boundary. The proposed extension will link into the existing detached garage which runs alongside the neighbour's existing detached garage. The extension will be built on the boundary, where at this point the neighbour's house is set three metres away from the boundary. The extension is subordinate to the main house. The proposed front dormer windows will be in proportion with the rest of the house with pitched roofs set in from the eaves and set down from the ridge. They will not appear visually intrusive in the street scene as the property is set back up a steep driveway over 20 metres from the road. The box dormer on the rear will not be visible from any highway. Consequently, although not an attractive feature, it is not considered it will be harmful to the visual amenity of the area.
11. Given the modest height of the proposed extension, the modest replacement sloping roof on the conservatory and the design of the front dormers, it is not

considered that the amenities of the neighbouring property would be harmed by the proposal in terms of overshadowing, over dominance or overlooking.

12. The proposal increases the number of bedrooms in the property from three to four. There is adequate space to provide parking for at least two cars at the front of the property, which is considered adequate.

Recommendation

that planning permission be granted subject to the following conditions:

- 1 TL1 – Time limit***
- 2 RE1 – Matching materials***