

## **CUM/21452 – Mr and Mrs R & K Noble. Proposed front and side extension including new porch and internal alterations. 1 Appleton Road, Cumnor, OX2 9QH**

### **The Proposal**

1. This application seeks planning permission to alter and extend the existing dwelling with two small front extensions either side of the existing gabled projection and a side extension, in place of the existing flat roofed garage. The additional accommodation will provide two additional first floor bedrooms and a larger living area and utility room on the ground floor. A revised access onto Appleton Road is also proposed. A copy of the plans is at **Appendix 1**.
2. The detached property is located on the south side of the road to the west of the war memorial. To the east of the site lies the Grade II listed Tithe Barn House (originally 16<sup>th</sup> Century, believed to have been rebuilt in 1812 and converted to a dwelling around 1980). To the west lie similar style dwellings. The site is located within the village conservation area (as extended in January 2011).
3. The application comes to committee because Cumnor Parish Council objects.

### **Planning History**

4. There is no planning history for this property.

### **Planning Policies**

#### Vale of White Horse Local Plan 2011

5. Policies DC1, DC5 and DC9 (quality of new development) are relevant and seek to ensure that all new development is of a high standard of design; does not cause harm to the amenity of neighbours; and is acceptable in terms of highway safety.
6. Policy HE1 (Conservation Areas: preservation and enhancement – implications for development) provides for development within or affecting the setting of a conservation area, and confirms that the council will only permit such development if it can be shown to preserve or enhance the established character or appearance of the conservation area.
7. Policy HE4 (Historic Buildings) states that planning permission for development within the setting of listed buildings will not be permitted unless it can be shown that the siting, scale, design, form, finishes and materials of the proposal respect the characteristics of the building in its setting.
8. The following Planning Policy Statements are also relevant: PPS1 “Delivering Sustainable Development” and PPS5 “Planning for the Historic Environment”.
9. The Residential Design Guide (adopted December 2009) is also relevant.

## Consultations

10. Cumnor Parish Council has objected to the application. Their comments are attached at [Appendix 2](#).
11. County Engineer: no objection, subject to conditions.
12. Conservation Officer: no objection.
13. One letter from the immediate neighbour has been received raising no objection to the proposal per se, but raising concern over the demolition of the existing attached garage and the implications for their garage, and wishing to seek the retention of the yew tree in the rear garden.

## Officer Comments

14. The main issues to consider are 1) whether the proposal preserves or enhances the character or appearance of the conservation area, and preserves the setting of the listed building, Tithe Barn House, 2) the impact on residential amenity and 3) highways.
15. In considering whether the proposal preserves or enhances the conservation area, it is important to appreciate that the essential purpose of conservation areas is to enable the natural process of change in such a way that preserves and enhances the best of the past but also allows for sympathetic new development. It is clearly not the purpose of a conservation area to prevent development, rather to preserve that which is important and to enable high quality appropriate new development.
16. In this regard 1 Appleton Road, along with 3 and 5 Appleton Road, is undistinguished and was included in the extended conservation area to allow the continuity of the area rather than for any intrinsic value it contributes to the character and appearance of the conservation area.
17. The development in the form proposed is not considered to be harmful to the character of the locality. The proposal to extend the dwelling forward and redesign the fenestration with a more traditional style of window without top hung lights will enhance the appearance of the property and its contribution to the conservation area. Similarly the side extension, being subordinate to the dwelling and set off the boundary as advocated in the design guide, would not appear overly prominent in the street scene. Overall the design is considered to be high quality. Consequently the visual impact of the proposal and its impact on the conservation area are considered to be acceptable.
18. For similar reasons, the proposal does not adversely affect the setting of the adjoining listed building, Tithe Barn House.
19. There is considered to be no harmful impact on neighbours in terms of overshadowing or overlooking. The removal of the existing garage and

making good the neighbour's boundary is covered by other legislation and so is outside planning control.

20. The proposed parking arrangements show off three street parking spaces to serve the extended dwelling which is sufficient. The new access is also acceptable in terms of pedestrian and highway safety. Consequently, the County Engineer has no objections to the proposal.
21. In respect of other matters raised by the parish council, the site is not within the Oxford Green Belt where a volume limitation would apply. The yew tree to the rear is not proposed to be removed, and is now protected due to its conservation area status.

***Recommendation***

***that planning permission be granted subject to the following conditions:***

- 1 TL1 – Time limit***
- 2 MC2 – Sample Materials***
- 3 HY6 – Access, turning and parking in accordance with specified plan***
- 4 HY17 – Closure of existing access***