

SUN/21078/5 – Mr and Mrs S Cantarelli. Removal of existing garage. Erection of a replacement single storey garage and separate single storey summer house (Retrospective.) Woodcroft Foxcombe Lane Boars Hill Oxford OX1 5DH

The Proposal

1. This application seeks planning permission to demolish an existing timber garage located on the western boundary which runs alongside Foxcombe Lane, and replace it with a new timber garage on the same footprint as the demolished garage measuring 5.2 metres by 5.4 metres. The proposal also includes the erection of a summer house to the rear, located to the south west of the property. The site is a large garden with a depth of approximately 165 metres and is well screened by trees and hedges. The whole site is covered by a tree preservation order. The garage is located about 50 metres from the main house and the summerhouse is located further towards the end of the garden and set off the rear neighbouring boundary (West Wood Cottage) by approximately 12 metres. The garage building measures 3.6 metres high to the ridge and 2.0 metres high to the eaves. The summerhouse measures 3.0 metres by 3.5 metres with a height of 3.0 metres to the ridge and a modest eaves height of 1.9 metres. A copy of the site plan and application drawings are at [Appendix 1](#).
2. The application comes to committee due to an objection received from Sunningwell Parish Council.

Planning History

3. Planning application SUN/21078 for the 'Demolition of existing dwelling and erection of a replacement 5-bed dwelling.' (Permitted 2009)

Planning application SUN/21078/2 for the 'Proposed formation of new tennis court with perimeter fencing.' (Permitted 2010)

Planning Policies

4. Policy DC1 of the adopted Vale of White Horse Local Plan 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 DC9 of the local plan 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.

6. Policy GS3 of the local plan refers to the impact of new development on the openness and the special character of the Oxford Green Belt.

Consultations

7. Sunningwell Parish Council's objections can be found at [Appendix 2](#)
8. The Arboricultural Officer has confirmed that no significant trees have been removed, and there has been no infringement of the tree preservation order
9. One letter of objection has been received from the neighbouring property raising the following concerns:
 - The proposed summerhouse overlooks the neighbouring property's garden, patio and kitchen.
 - The vegetation on the rear boundary has been removed, which is likely to generate noise and cause a serious invasion of privacy.

Officer Comments

10. The main issues in determining this application are the impact on the openness and visual amenity of the Green Belt and the impact on the amenities of neighbouring properties. Whilst the concerns raised by the parish council are noted, the proposed buildings are set between 30 and 50 metres from the rear boundary, have a domestic scale with low eaves and will not be out of keeping with other outbuildings in the area. Therefore it is not considered that the proposal will impact the openness and the special character of the Oxford Green Belt.
11. Vegetation has been removed from the rear boundary. The Arboricultural Officer has raised no objections to this. Both buildings are modest in size. The replacement garage is in keeping with the area and is an improvement to the previous garage. The summerhouse has no side facing windows and is set 12 off the boundary. Therefore the impact on the neighbour is considered to be acceptable.

<p><i>Recommendation</i></p>

<p><i>That planning permission be granted</i></p>
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