

APPLICATION NO.	P12/V1663/HH
APPLICATION TYPE	Householder
REGISTERED	27 July 2012
PARISH	CUMNOR
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts John Woodford
APPLICANT	Mr S Sordo
SITE	West View Cotswold Road Cumnor Hill Oxford OX2 9JG
PROPOSAL	Alterations and raising of roof to facilitate first floor accommodation. Side extension and new pitched roof over existing rear extension.
AMENDMENTS	None
GRID REFERENCE	447738/204975
OFFICER	Carolyn Organ

1.0 INTRODUCTION

1.1 Westview is a detached bungalow located on Cotswold Road off Cumnor Hill. The dwelling does not lie in an area of special designation. The application comes to committee as Cumnor Parish Council has raised an objection.

2.0 PROPOSAL

2.1 The application seeks planning permission to raise the roof of the main dwelling to accommodate additional first floor accommodation, a single storey side extension with an attic bedroom and a pitched roof over an existing rear extension. A copy of the site plan and application drawings is **attached** at appendix 1.

2.2 The roof of the dwelling will be raised from approximately 6.5m to 8.9m high. The rear gable's overall height will also be increased from approximately 5.8m to 8.1m. The existing ground and first floor windows in both the north-west and south-east elevations of the dwelling have been removed as part of the proposal. A new chimney is proposed in the south-east elevation.

2.3 The current garage will be converted to a kitchen with a pitched roof. The existing side wall of the garage will be removed and rebuilt 0.8m closer to the side boundary. This wall will be approximately 0.6m from the boundary at the closest point and has an overall height of approximately 5.5m. Six rooflights are proposed in the north-west elevation of the new pitched roof of the converted kitchen. An existing ground floor window, which serves the existing structure, is proposed to be replaced by a new window in the same location to serve the new kitchen.

2.4 A new garage is proposed, which will extend forward of the existing structure by approximately 6m, however it still does not extend forward of the principal elevation of the main dwelling. The eaves height of the side extension will be approximately 2.6m and the overall height will be approximately 6m at its highest point, which is approximately 1.5m in from the boundary. A side access door and window are proposed to serve the garage at the ground floor level on the north-west elevation. The distance between the new side extension and the side elevation of the neighbouring property is approximately 8.5m.

2.5 The new pitched roof proposed over the existing rear extension will increase the overall height to approximately 5.1m. No rooflights are proposed in new roof and no side windows are proposed in the north-west elevation.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Cumnor Parish Council objects to the application. The parish council's comments can be summarised as follows:

- No elevation plans have been received showing the relationship to neighbouring properties and how the ground level is lower to the south-west.
- Potential over-dominant effect on the neighbour at The Mount, no. 7 Cotswold Road.
- Planning officers need to make contact with the residents of The Mount prior to making a decision.

4.0 RELEVANT PLANNING HISTORY

4.1 [P77/V0802](#) - Approved (25 February 1977)

Extension to provide study, utility room and garden store and internal alteration.

5.0 POLICY & GUIDANCE

5.1 NPPF

5.2 Vale of White Horse Local Plan 2011 policies:

DC1 - Design

DC5 - Access

DC9 - The Impact of development on neighbouring uses

5.3 Vale of White Horse Residential Design Guide – adopted in December 2009

6.0 PLANNING CONSIDERATIONS

6.1 Visual amenity

West View is set well back from the street on a well-screened plot. Cotswold Road has a variety of individual properties of differing types and designs. The alterations to the dwelling and the side extension will not appear out of place within the street scene and will not harm the character or appearance of the area. As a result, it is considered that the proposal complies with policy DC1 of the adopted local plan.

6.2 Impact on neighbouring amenities

The raising of the roof of the main dwelling to provide first floor accommodation is considered acceptable. The main dwelling sits well within the residential curtilage. The side elevations of both neighbouring properties are approximately 9m away from the side elevations of West View. The existing side elevation windows will be removed and there will be no new side elevation first floor windows.

6.3 The alterations to the garage, rear extension and erection of a single storey side extension with attic room above on the south-west elevation are also considered acceptable. The alterations to the roof of the rear extension to include a pitched roof will take the overall height of this element to approximately 5.1m. The rear extension is built up to the side boundary adjacent to The Mount's detached garage outbuilding. The addition of the pitched roof will not have a dominant effect on the amenities of The Mount. No windows are proposed in the rear extension and therefore there will be no overlooking.

6.4 The alteration and conversion of the existing garage to become a kitchen will result in the structure being 0.8m closer to the side boundary. The kitchen will face onto a blank wall of The Mount, which will be approximately 4.5m away at the closest point. The kitchen will have a ground floor window in the side elevation. This replaces an existing window in the same location. This window will again face onto the blank wall of The Mount, which at this part will be approximately 5m away from the window. It is not considered that the kitchen window will have an adverse impact on the neighbouring property in terms of overlooking. It should be noted that the conversion of the existing structure, which includes a side window, could be converted as proposed under permitted development rights. There is no first floor accommodation above the kitchen.

Vale of White Horse District Council – Committee Report – 12 September 2012

The rooflights proposed in the roof of the kitchen will not cause any overlooking issues. It is not considered that the addition of the pitched roof and the small change in proximity to the side boundary will have an adverse impact on the neighbouring property in terms of dominance or overshadowing.

6.5 The proposed side extension to form a new garage with an attic room above will extend forward of the existing garage by approximately 6m and have an overall height of approximately 6m. The garage will be approximately 1.5m within the residential curtilage of West View. The distance between the new side extension and the side elevation of the neighbouring property is approximately 8.5m. No first floor side windows are proposed, only a single dormer window on the front in the roof space. The proposed side access door and window are proposed to serve the non-habitable space of the garage on the ground floor. The Mount is on slightly lower ground than West View. The change in level is less than one metre. Having considered the change in the level of the land alongside what is proposed, it is not considered that the amenities of the neighbouring property, The Mount, would be harmed in terms of overshadowing, dominance or overlooking.

6.6 Highway Safety

The proposal increases the size of the dwelling from four to five bedrooms. The dwelling sits within a substantial plot, with a large front garden. The integral garage lost as a result of the conversion will be replaced as part of the proposal. There is also space for at least two vehicles to the front of the property. It is considered that there is adequate parking provision for the extended dwelling. As a result, it is considered that the proposal will not have an adverse impact on highway safety and so the proposal complies with policy DC5 of the adopted local plan. It is recommended that a condition be imposed to ensure that the garage is retained for the parking of motor vehicles and not adapted for any other use to ensure adequate parking is retained.

7.0 CONCLUSION

7.1 The proposal is considered acceptable as it will not adversely impact upon neighbouring amenities, the character or appearance of the area or highway safety. It is considered that the proposal complies with the relevant policies of the development plan, in particular policies DC1, DC5 and DC9 of the adopted Local Plan.

8.0 RECOMMENDATION

8.1 **Planning permission subject to the following conditions:**

1. **TL1 - Time limit**
2. **Planning condition listing the approved drawings**
3. **MC3 - Materials in accordance with the application**
4. **RE11 - Garage Accommodation**

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