

APPLICATION NO.	P12/V1428/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	28 June 2012
PARISH	CUMNOR
WARD MEMBER(S)	Dudley Hoddinott, Judy Roberts, John Woodford
APPLICANT	Mr & Mrs Martyn Curnow
SITE	172 Cumnor Hill Oxford OX2 9PJ
PROPOSAL	Proposed two storey rear extension, additional window and new oriel bay window to side elevation
AMENDMENTS	31.07.2012 and 30.08.2012
GRID REFERENCE	447013/204383
OFFICER	Mrs Abbie Gjoka

1.0 INTRODUCTION

1.1 This application seeks planning permission for the erection of a two storey rear extension. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee because Cumnor Parish Council objects.

2.0 PROPOSAL

2.1 The property, a detached dwelling, is situated on a broadly rectangular plot in a built-up residential area. The proposal is to erect a two storey rear extension to create an enlarged kitchen/dining area at ground floor and a fourth bedroom at first floor. The depth of the proposed extension will measure 4.5 metres from the original rear wall of the dwelling. The ridge height would be 0.9 metre below the main ridge of the house. Amended plans have been submitted to rectify the discrepancies on the originally submitted plans.

2.2 The adjoining neighbour to the east is no. 170 Cumnor Hill. The flank wall of no.170 lies 3.5 metres away from no.172 Cumnor Hill and contains a first floor bedroom window and a ground floor living room window.

2.3 A copy of the plans is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Cumnor Parish Council No objections to the original plans, but have raised objects to the amended plans. A copy of these objections are **attached** at appendix 3.

3.2 Objections to the original and amended plans have been received from the occupiers of no. 170 Cumnor Hill. The grounds of objection can be summarised as follows:

- Discrepancies on plans
- Loss of light and amenity to the ground and first floor side windows
- Large scale and bulk, creation of a tunnelling effect
- Out of character with the local area
- Over dominance and loss of privacy

4.0 RELEVANT PLANNING HISTORY

4.1 No planning history

5.0 POLICY & GUIDANCE

Vale of White Horse Local Plan

5.1 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.

- 5.2 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.3 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.
- 5.4 The Residential Design Guide was adopted in December 2009 and provides design guidance on extensions to dwellings.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues to consider 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 available on the site. Numerous properties along Cumnor Hill have built two storey rear extensions so it is not considered that the extension would be out of keeping with the character of the area.
- 6.2 The proposed extension measures 8.3 metres wide by 4.5 metres deep and will be built 2.9 metres off the side boundary with no. 170 Cumnor Hill. The rear projection of the extension complies with the advice contained in the Residential Design Guide which seeks to limit rear extensions to not more than 6.0 metres on a detached property. The proposal also complies with the 40 degree rule as set out in the Design Guide. The proposed first floor windows in the rear elevation of the extension will serve bedrooms and will look down the rear garden of the application property. An additional first floor side window in the north eastern elevation is proposed to serve the bathroom and will be obscure glazed. It is not considered there will be any harmful overlooking of the neighbouring property, 170 Cumnor Hill.
- 6.3 The neighbouring property (no.170 Cumnor Hill) has an existing ground floor side window serving the living room which is the only window serving this room. They also have a first floor bedroom window which is not the only window serving the room. These windows look out onto the side wall of the application property's existing dwelling and are therefore already subjected to a degree of overshadowing. Due to the gap between nos. 172 and 170 Cumnor Hill, it is considered that adequate light will still serve the neighbour's ground floor side living room window and first floor side bedroom window. Adequate light will also serve the rear conservatory, and it is not considered that the impact on daylight or sunlight would be so harmful to justify refusing planning permission.
- 6.4 On the western elevation a new oriel bay window is proposed with the window facing down the rear garden of the application site. This prevents any overlooking of the neighbouring property to the west (174 Cumnor Hill). A first floor roof light is also proposed and will be located at least 1.7 metres above the floor level of the room.
- 6.5 Amended plans have been received to rectify the discrepancies on the originally submitted plans.
- 6.6 Adequate car parking provision will remain on the existing driveway for at least three vehicles, which is considered acceptable for the extended four bedroom property.

7.0 **CONCLUSION**

7.1 The proposal meets the requirements of policies DC1, DC5 and DC9 of the adopted local plan and the Residential Design Guide. The design is acceptable and will not harm the character of the area, and the proposal is acceptable in terms of its impact on the residential amenity of neighbours, parking provision and highway safety.

8.0 **RECOMMENDATION**

Grant planning permission subject to the following conditions:

1 : TL1 - Time limit

2: Planning condition listing the approved drawings

3 : RE1 - Matching materials

4: RE28 - Obscured glazing (opening)

5: RE24 - Rooflight sill height (extension)

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