

APPLICATION NO.	P12/V2003/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	18 September 2012
PARISH	CUMNOR
WARD MEMBER(S)	Dudley Hoddinott, Judy Roberts, John Woodford
APPLICANT	Mr & Mrs Tony Woods
SITE	57 Cumnor Hill Cumnor OX2 9EY
PROPOSAL	2 storey side extension. Single storey front porch extension and erection of detached garage.
AMENDMENTS	None
GRID REFERENCE	447888/205462
OFFICER	Miss Holly Bates

1.0 **INTRODUCTION**

1.1 57 Cumnor Hill is a semi-detached dwelling located on a long, narrow plot running north-west to south-east. The dwelling is set back from the highway, and the adjoining neighbour is sited to the south-west.

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

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for a two storey side extension on the north-east elevation of the dwelling, a single storey porch extension on the front (north-west) elevation of the dwelling, and a new detached single storey double garage within the front garden of the site.

2.2 The application plans are attached at appendix 1.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Cumnor Parish Council** – Objects to the application for the following reasons:
“Council does not now object to the two storey side extension and the single storey front porch extension, as the concerns that were expressed by Council about the previous design have been addressed. However the Council does object to the erection of a detached double garage in the front garden. In this respect the application is seriously deficient. Mention is made of the garage in the front sheet of the application but no mention of it is made thereafter (details of materials, construction etc.) though drawings are supplied. There is no design and access statement accompanying the application which would have clarified the application. No other properties in the vicinity have garages in their front garden and it is deemed to be out of keeping with the area. The Vale’s Enforcement Officer is aware of the construction in the front garden ahead of any planning permission (VE12/110). Several trees have been felled in the front garden to make way for the proposed garage and Council wishes to draw the Vale’s attention to the integral part trees play in reducing the serious issue of surface water run-off in the area.”

3.2 **County Engineer** – “The existing garage is proposed for demolition, with the proposed extension providing enlarged ground floor accommodation with an additional fourth bedroom on the first floor. The proposed parking and turning area is considered sufficient for the extended property. This must be appropriately drained and SUDS compliant. A double garage is also proposed, which although not current standards in terms of internal dimensions, has the potential to provide additional parking provision.

Given the above comments I do not object to the application, subject to conditions.”

- 3.3 Three letters of objection have been received from neighbouring properties, nos. 43, 53, and 59 Cumnor Hill. The grounds of objection are:
- The proposed garage will be overdominant;
 - The proposed garage is not in-keeping with the character of the area;
 - Trees have already been cut down and the land cleared to make way for the proposed garage;
 - The proposed garage extends more than half way across the width of the plot;
 - The proposed garage is a bulky building;
 - The proposed garage would take light and obstruct view from no. 59;
 - There is no need for the garage and it will be impractical to park in.

- 3.4 One letter has been received from no.55 Cumnor Hill, commenting that the amended plans address their previous concerns regarding loss of light, but requesting that investigation into the impact on drainage is carried out before construction.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/V1230/HH](#) – Withdrawn (06/08/2012)
Erection of a two storey side extension and a single storey front porch extension.
Erection of detached double garage.

5.0 **POLICY & GUIDANCE**

- 5.1 Vale of White Horse Local Plan policies:

DC1 - Design
DC5 - Access
DC9 - The Impact of Development on Neighbouring Uses

- 5.2 Residential Design Guide, adopted in December 2009

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are the impact on the visual amenity of the locality, the impact on the amenities of neighbouring dwellings, and whether there is adequate off-street parking provision.

Visual amenity

- 6.2 The proposed two storey side extension projects 3.5 metres from the existing north-east elevation of the dwelling. It has been designed with a cat-slide roof, with the ridge height set 1.5m below the main ridge height of the dwelling. The eaves height on the front elevation matches the eaves height of the main property, while the eaves height on the rear elevation is much lower at 2.5m. A flat roof lead dormer window is proposed on the rear elevation roof slope. The single storey element of the scheme runs along the front elevation of the dwelling and then wraps around the northern corner of the property, projecting four metres along the side elevation of the proposed two storey element. The proposed extensions are subordinate additions and will be constructed with materials that match the existing dwelling. The cat-slide extension is a traditional design and the proposed extensions as a whole are considered to be in-keeping with the scale, design, character and proportions of the existing dwelling.
- 6.3 The proposed detached garage is located within the front garden of the site, about nine metres away from the front elevation of the dwelling. It is single storey, with an eaves height of 2.2m and a ridge height of 4.5m. It is a double garage and will be constructed

from brick and plain concrete roof tiles to match the existing dwelling, with horizontal timber boarding and an up-and-over garage door on the front (north-east) elevation. The garage building is of a traditional design and reflects the scale and design of a domestic ancillary outbuilding. It is located about 13 metres away from the north-west (front) boundary of the site with Cumnor Hill and is to be constructed at a lower ground level than the dwelling given the sloping nature of the site. The garage has a relatively low eaves and ridge height and is substantially screened from view from Cumnor Hill by the close-boarded fence and mature trees along the front boundary. No trees are to be removed as part of this application, as stated in the application form. It appears as though some trees towards the centre of site, in the location of the proposed garage, may have already been removed prior to the submission of the application however no consent would have been required to do this. Other dwellings on Cumnor Hill have also constructed outbuildings within their front gardens, including 133 Cumnor Hill (permission granted in January 2011). Notwithstanding this, the proposed garage is not considered to be harmful to the prevailing character of this part of Cumnor Hill which is characterised by well screened front gardens with mature trees, planting and close-board fencing. Given the mature trees and planting along the front boundary of the site, the degree to which the proposed single storey building would be able to be seen in the street scene is minimal. As such, it is considered that the proposed garage will not be prominent or harmful to the character and appearance of the locality.

Neighbour amenity

- 6.4 The proposed two storey side extension is set 2m off of the north-east boundary, with the single storey element 1m off of the boundary. The design of the proposed extension has been amended from the previously withdrawn application to incorporate a cat-slide roof and low eaves height to the rear, with the two storey element set further off of the boundary. The amended design is considered to overcome the previous concerns about the impact on neighbour amenity, and the proposal is not considered to cause harmful overshadowing or loss of outlook to the side-facing windows within no. 55A to the north-east.
- 6.5 The proposed detached garage is set one metre off of the south-west boundary with the adjoining dwelling, no.59. It is located 11m from the front elevation of no. 59, and to the north-west. It is a subordinate, single storey building set at a slightly lower ground level. It is not considered that the proposed garage would over-dominate or overshadow this neighbouring property.

Off-street parking

- 6.6 The proposed extension increases the number of bedrooms within the property from three to four. While the existing single storey garage (as shown on the submitted plans) has been demolished, the proposal is to erect a new garage and construct a new permeable parking and turning area within the site. This parking provision is considered to be sufficient for the four bedroom property. A condition ensuring no surface water from the development is discharged onto the adjacent highway is recommended.

7.0 CONCLUSION

- 7.1 The proposal will not harm the visual amenity of the area, the amenities of neighbouring properties, and provides adequate off-street parking. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5 and DC9 of the Vale of White Horse Local Plan, and the Residential Design Guide.

8.0 RECOMMENDATION

It is recommended that planning permission is granted subject to the following conditions:

Vale of White Horse District Council – Committee Report – 07 November 2012

- 1 : TL1 - Time limit
- 2 : MC3 - Materials in accordance with application
- 3 : RE11 - Garage accommodation
- 4 : HY6 - Access, parking & turning in accordance with plan
- 5 : HY19 - No drainage to highway
- 6 : Planning condition listing the approved drawings

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