

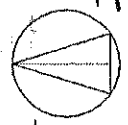
Rochester House,  
Eynsham Road,  
Farmoor,  
Oxford OX2 9NH  
Telephone: 01865 861281

136 Cumnor Hill,  
Oxford

Site location plan

May 2012  
1:1250@A4

P01



May 2012	1:200@A2	2012085	P02a
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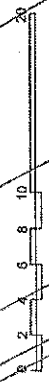
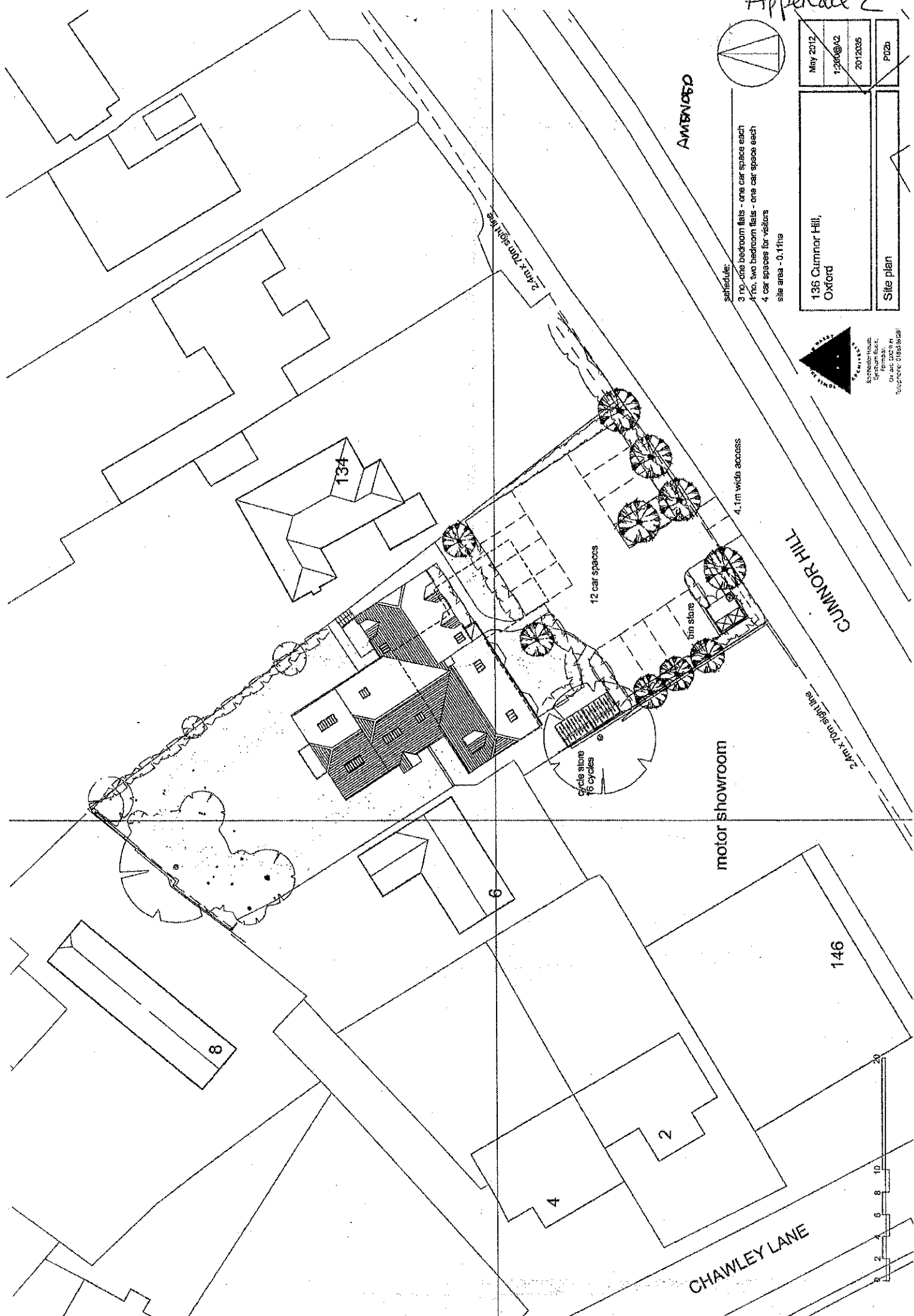
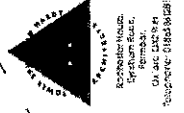
AMENDED

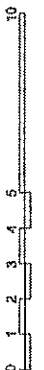
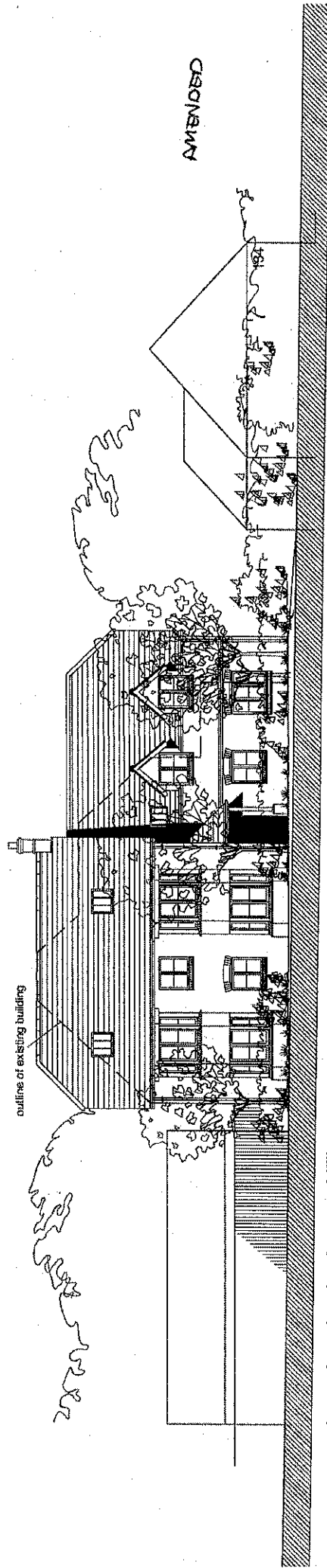
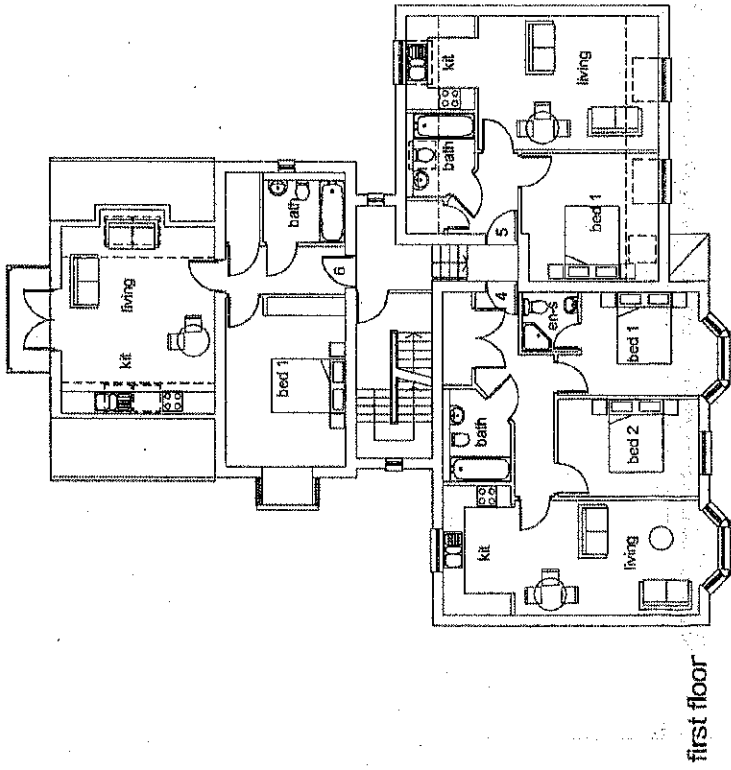
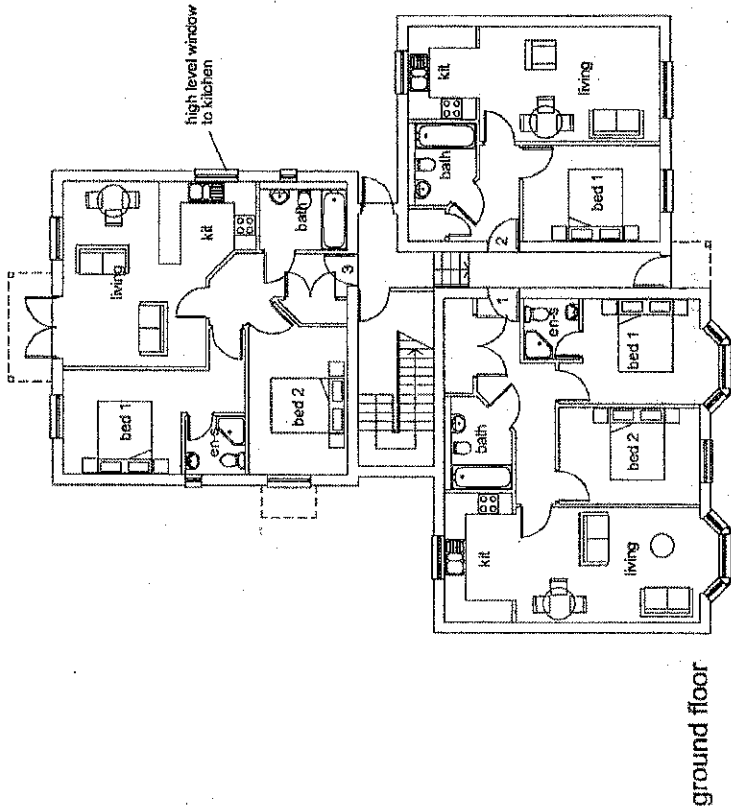
Schedule:

- 3 no. one bedroom flats - one car space each
- 4 no. two bedroom flats - one car space each
- 4 car spaces for visitors
- site area - 0.11ha

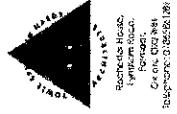
136 Cumnor Hill,  
Oxford

Site plan

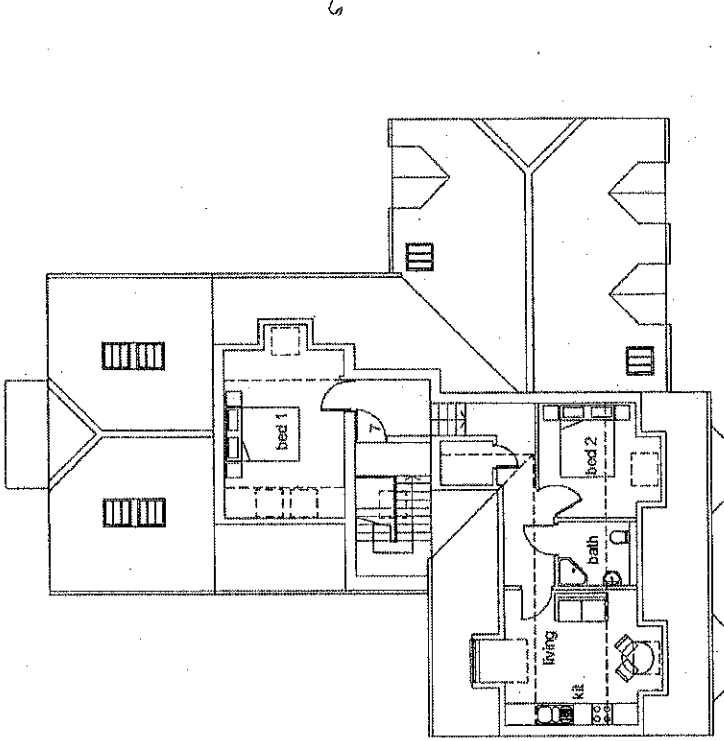




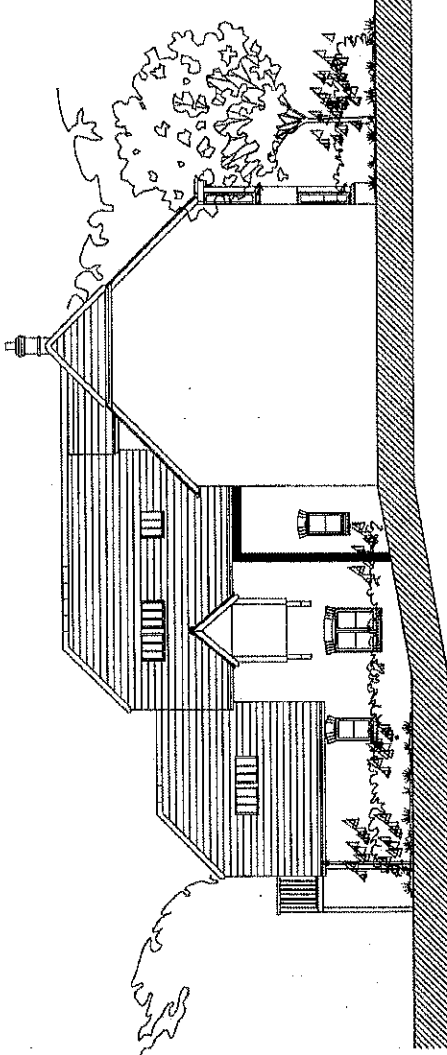
136 Cumnor Hill, Oxford	May 2012
Plans and elevations	1:100@A2
	2012005
	P02b



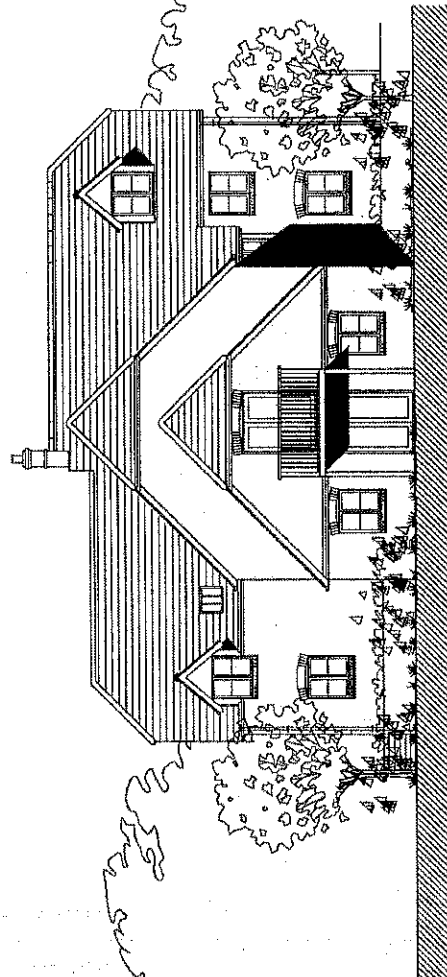
Architects  
 11, 12, 13, 14, 15  
 Cornhill, Oxford, OX1 3BP  
 Tel: 01865 206212



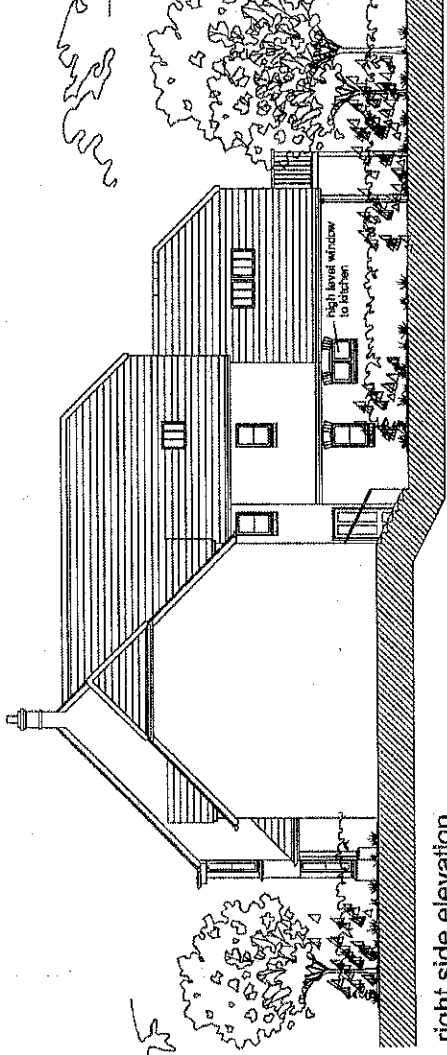
second floor



left side elevation



rear elevation



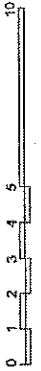
right side elevation

136 Curmor Hill, Oxford	May 2012
Plans and elevations	1:1000/A2
	2012035
P04b	

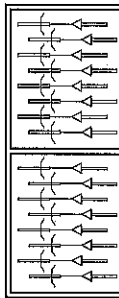


AMENORP

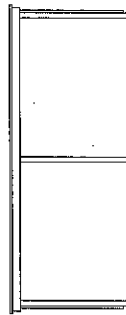
Architects  
149 High Street  
Oxford OX1 1BQ  
Telephone: 01865 201101



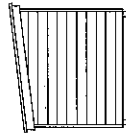
storage for 16 cycles



plan-cycle store



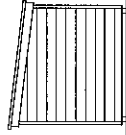
front elevation



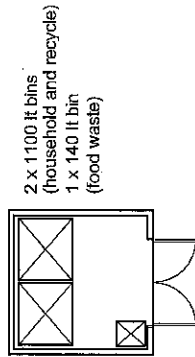
left side elevation



rear elevation

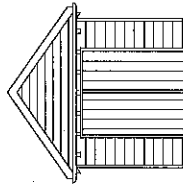


right side elevation

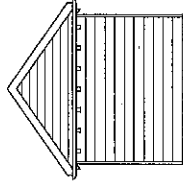


2 x 1100 lt bins  
(household and recycle)  
1 x 140 lt bin  
(food waste)

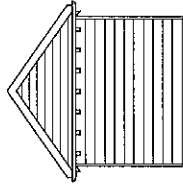
plan-bin store



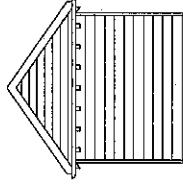
front elevation



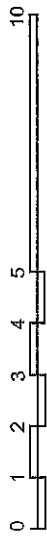
left side elevation



rear elevation



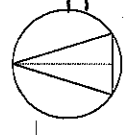
right side elevation



Tomlinson Hardy  
Architects  
Rochester House,  
Eynsham Road,  
Farmoor,  
Oxford OX2 9HH  
Telephone: 01865 581281

136 Cumnor Hill, Oxford	May 2012
	1:100@A3
Bin and cycle stores	
P05	

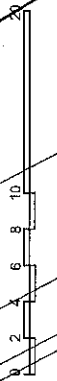
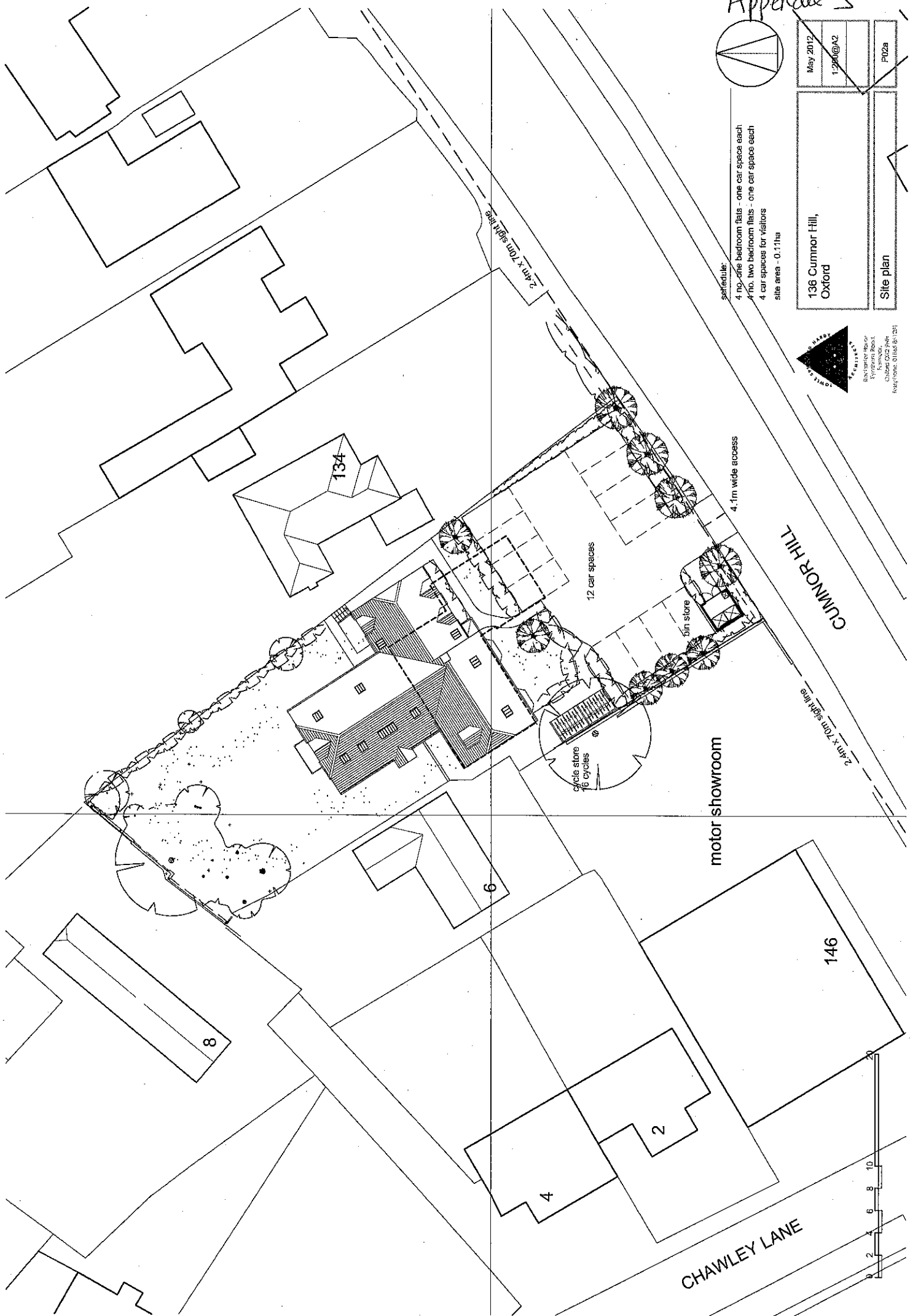
# Appendix 3

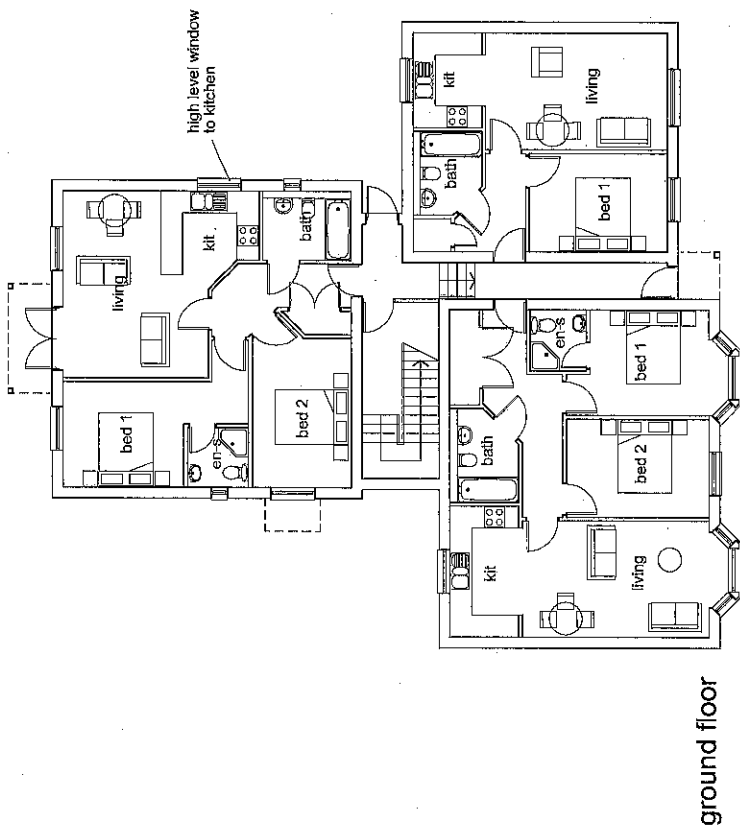


May 2012	FO2a
1.2900@A2	

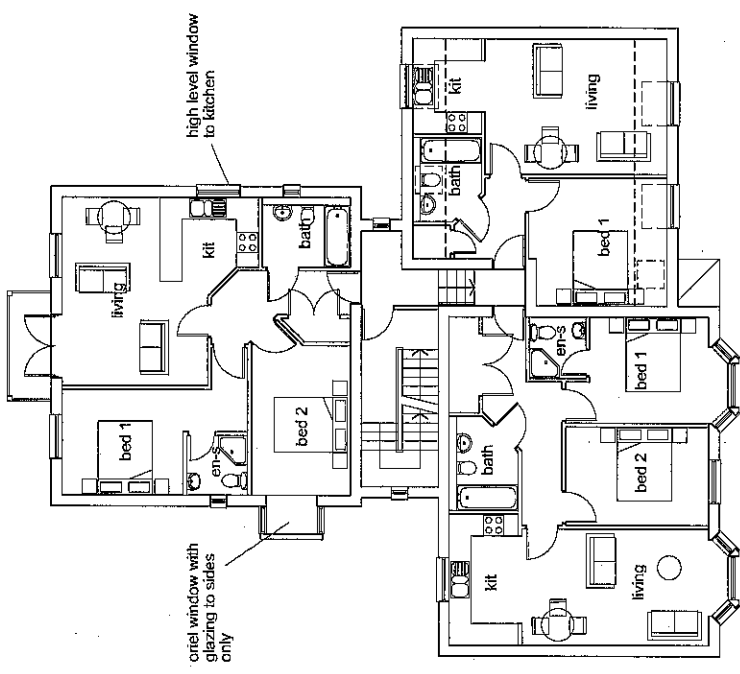
schedule:  
 4 no. one bedroom flats - one car space each  
 4 no. two bedroom flats - one car space each  
 4 car spaces for visitors  
 site area - 0.11ha

136 Cumnor Hill,  
 Oxford  
 Site plan

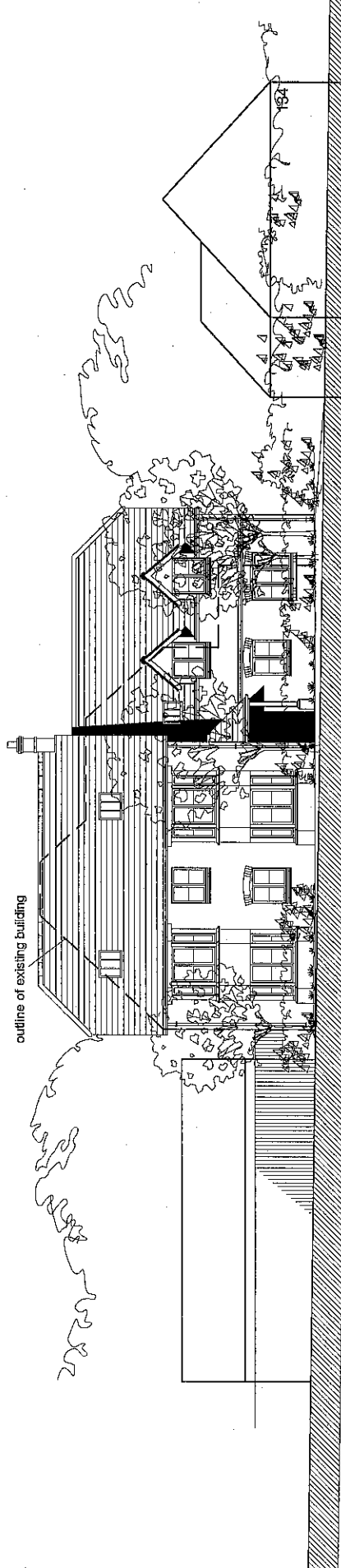




ground floor



first floor



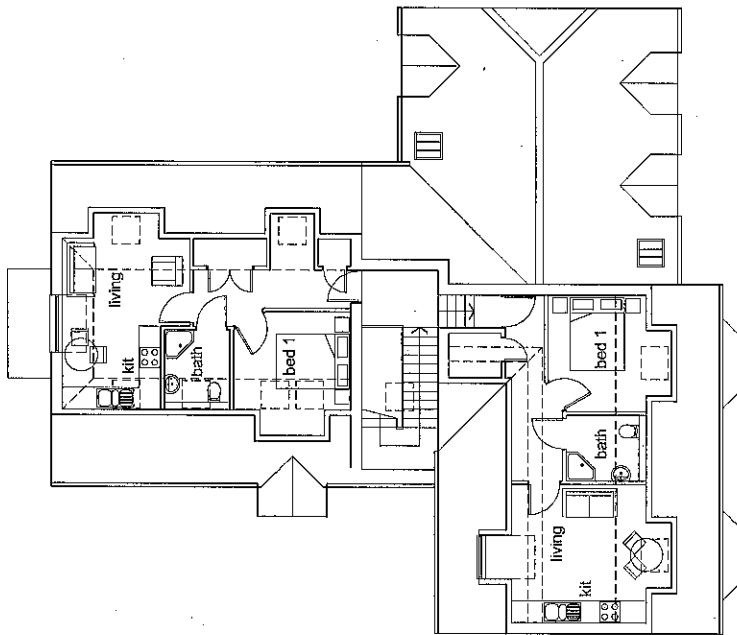
front elevation (to Cumnor Hill)



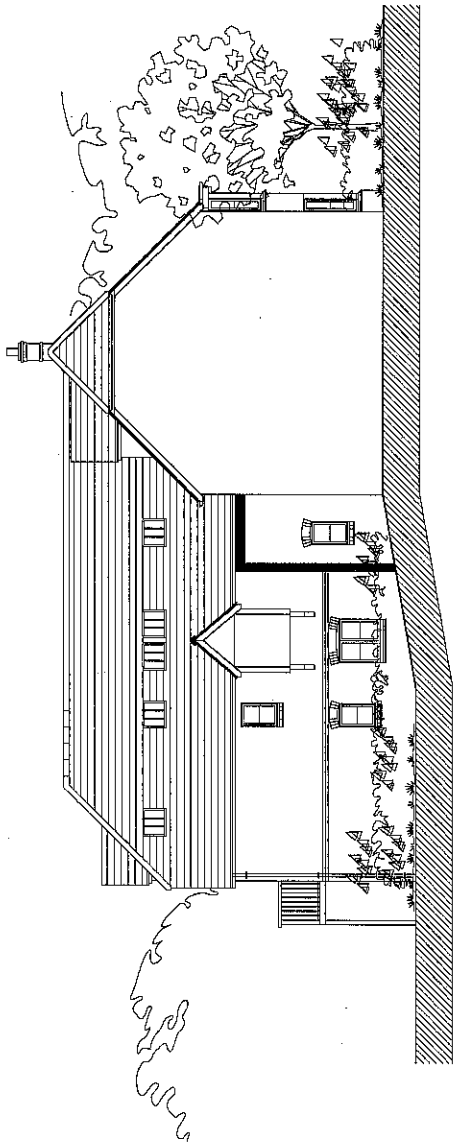
136 Cumnor Hill, Oxford	May 2012	F03a
	1:100@A2	
Plans and elevations		



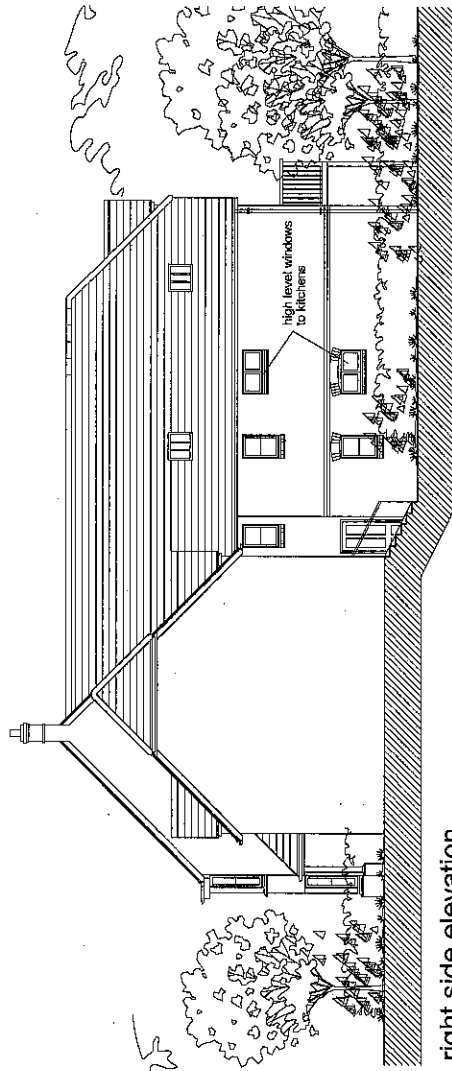
ROBERTY HOUSE  
EXETER ROAD  
EXETER EX4 3JG  
01392 262000  
www.trianglearchitects.co.uk



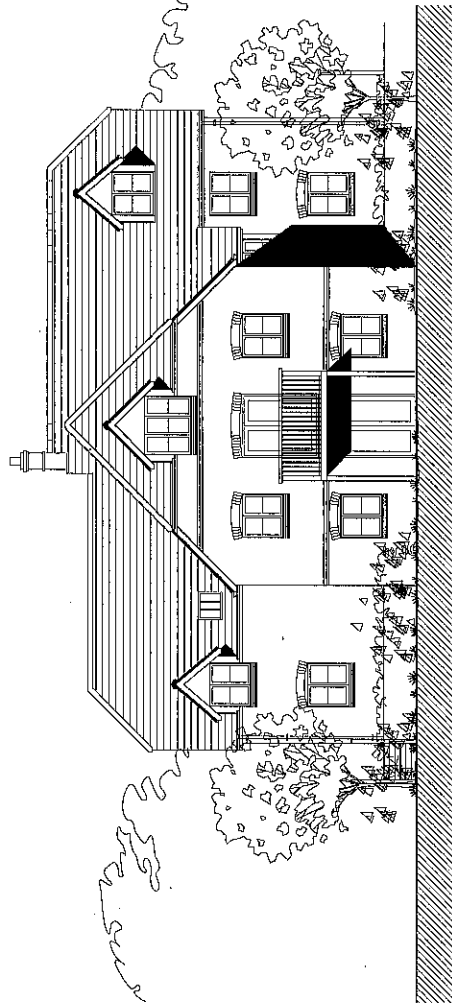
second floor



left side elevation



right side elevation



rear elevation



136 Cumnor Hill, Oxford	May 2012
Plans and elevations	1:100@A2
	P049



Architectural Services  
 Planning & Design  
 136 Cumnor Hill, Oxford  
 Tel: 01865 206111





**CONSULTATION WITH CUMNOR PARISH COUNCIL**

Application reference:	P12/V1192/FUL	Officer:	Stuart Walker
Application type:	Minor	Amended plans:	
Address:	136 Cumnor Hill, Cumnor, Oxford OX2 9PH		

Proposal: *Demolition of existing flats. Erection of 4 x 1 bed and 4 x 2 bed flats. Provision of 12 parking spaces, refuse store and cycle store.*

**CUMNOR PARISH COUNCIL:**

1.  considers that this application should be **APPROVED** for the following reasons:
2.  considers that this application should be **REFUSED** for the following reasons (planning reasons must be given):

The new building is over dominant which will result in a loss of privacy and light reduction to neighbours at the rear of the development. 8 Chawley Lane, which is situated immediately to the rear of the development, lies at a significantly lower level than the development site, with all windows facing up to the proposed development. This will lead to a sharp loss of privacy to both the garden and inside the property. Parking for 12 vehicles has been proposed but this appears inadequate for a development of this size.

The footprint of the site is approaching twice the current site and the Council is concerned about rainwater run off, at this stage it appears that ground conditions have yet to be confirmed. The Council believes that a Planning Condition would be an inappropriate way forward, the condition should be confirmed before planning permission is granted.

3.  has **NO STRONG VIEWS** on this application and accepts that VOWH will determine it as it considers appropriate. (Please include any comments below)
4. If you have a current Parish Plan does it support your view on this application? YES/NO (Please circle) If so, please give details of the relevant section below:

Signed by .....T Brock.....  
Clerk to Cumnor Parish Council

Dated 12 June 2012



### Architects Advisory Panel

<b>Plan No.</b>	<b>P12/V1192/FUL</b>	<b>Case Officer Stuart Walker</b>
-----------------	----------------------	-----------------------------------

<b>Proposal:</b>	<b>Demolition of existing flats. Erection of 4 x 1 bed and 4 x 2 bed flats. Provision of 12 parking spaces, refuse store and cycle store. 136 Cumnor Hill, Cumnor.</b>
------------------	--

**Comments:** consideration should be given to the sites context including impact on layout, massing and bulk, detailing and materials, landscaping, conservation areas and listed buildings

The layout appears cramped and overbearing. Mass and bulk of proposed building model excessive and out of scale with it's immediate neighbours. The proposal should especially consider height impact/juxtaposition with No.6. Existing trees/ proposed landscaped screening for the front parking area should be further enhanced to improve the visual amenity of adjoining neighbourhood.

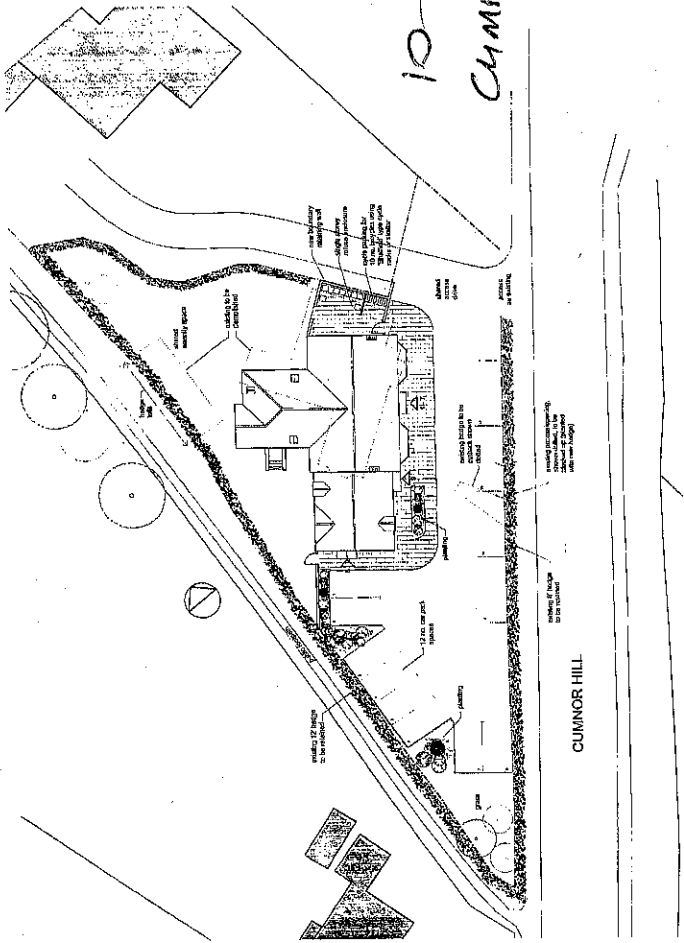
**Panel recommendation**

- |   |   |
|---|---|
| <input type="checkbox"/> Approve                  | <input checked="" type="checkbox"/> Defer for negotiation |
| <input type="checkbox"/> Approved with conditions | <input type="checkbox"/> Refuse                           |

Signed: *Boydan Kesteloff*

Date: 6/6/2012

NH13203/12  
 (A)



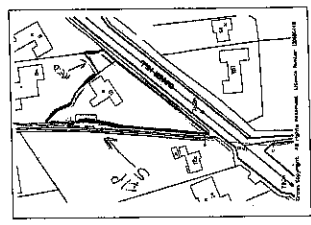
WALE OF WHITE HORSE JURY AND CONSULTANT  
 ENVIRONMENTAL SERVICES (WYOMERSHIRE)  
**APPROVAL**  
 DATE OF DECISION 18 Feb 2015

WALE OF WHITE HORSE JURY AND CONSULTANT  
 ENVIRONMENTAL SERVICES (WYOMERSHIRE)  
 20 NOV 2015  
 APPROVAL

NH13203/12

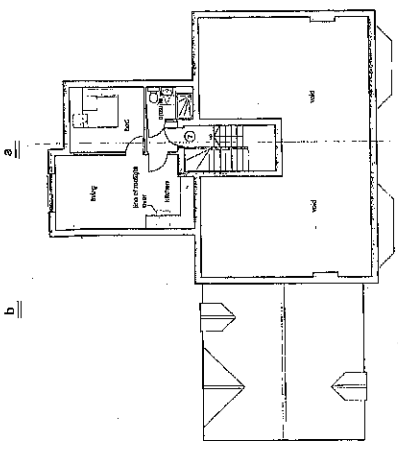
**SPATELEY & WOODFIELD**  
 Planning Consultants  
 11 CUMNOR HILL  
 TOTTENHAM, N. YORKS. OX11 1JH

OS MAP REF: 117 050

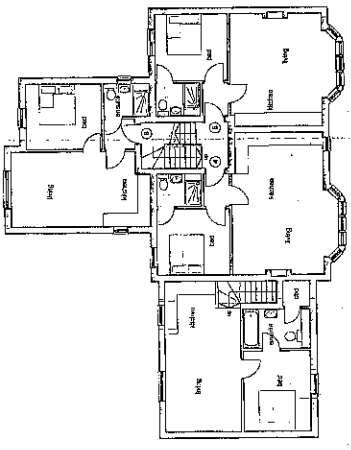


OS MAP REF: 117 050

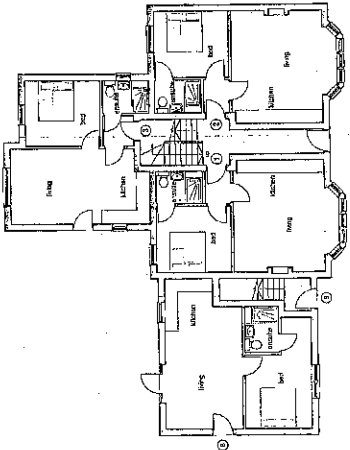
SITE PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

