

APPLICATION NO.	P14/V1131/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	22.5.2014
PARISH	CUMNOR
WARD MEMBER(S)	Cllr John Woodford, Cllr Dudley Hoddinott and Cllr Judy Roberts.
APPLICANT	Mr & Mrs G & M Taylor
SITE	20 Cumnor Hill Oxford, OX2 9HA
PROPOSAL	Demolition of existing bungalow and replacement with 2 x 4 bed semi-detached dwellings with separate amenity space together with parking; retention of existing access.
AMENDMENTS	None
GRID REFERENCE	448066/205787
OFFICER	Mark Doodes

Summary and key issues;

The application comes to Committee as the Parish Council objects.

The main issues are:

- Principle of development for a pair of semis
- Surface water concerns from Parish
- Architecture and amenity

1.0 INTRODUCTION

- 1.1 Cumnor Hill is generally a high quality, low density, verdant area. It is considered one of the more sustainable areas of the district with good access to employment centres, national road network as well as shops, schools etc.
- 1.2 The site is towards the West Way end of Cumnor Hill, where the road is not particularly steep. The land falls on this site in two directions, away from the road to the rear of the site and clearly back towards West Way. It is fair comment that surface water issues and concerns have prevailed in the area for some decades for existing and new development.
- 1.3 The site in question is one of a few bungalows in the area and is, like its peers, set well back from the road in a very deep plot, by modern standards. There is a great deal of mature soft landscaping in the area, which adds to its character greatly. The bungalow itself is of no architectural merit.
- 1.4 The site location plan can be found **attached** at Appendix 1. The application has come to committee due to Parish objection.

2.0 PROPOSAL

- 2.1 The applicant seeks full planning permission to demolish the existing bungalow and replace it with a pair of 4 bed semi detached units, arranged over three floors, by using the eaves. The site has been the subject of pre-application discussions.

2.2 The new homes will be 10m tall, which is lower than the homes on either side. One home is accessed from the side to retain a single unit appearance from the front elevation. Parking is arranged at the front of the homes whilst the higher more prominent area of front garden is retained for character purposes and tree protection reasons. Existing hedgerows will be retained.

2.3 The plans can be found **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Cumnor Parish Council – Objection – Character, parking and surface water concerns. A full copy of the objection can be found **attached** in Appendix 3.

Drainage Engineer – No Objection, subject to a SUDS scheme.

Forestry Team (Vale of White Horse) – No objection, subject to works being carried out in accordance with the Venners report.

Highways Liaison Officer (Oxfordshire County Council) - No objection.

Countryside Officer(South Oxfordshire & Vale of White Horse) - Supportive

Neighbour Objection (3) – Character, traffic generation, hedgerows would prefer to be retained, small gardens.

4.0 RELEVANT PLANNING HISTORY

4.1 [P13/V2128/PEM](#) - Other Outcome (28/10/2013)

Demolition of existing bungalow and replacement with two detached dwellings, parking and landscaping.

5.0 POLICY & GUIDANCE

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC13 - Flood Risk and Water Run-off

DC14 - Flood Risk and Water Run-off

DC5 - Access

DC6 - Landscaping

DC7 - Waste Collection and Recycling

DC9 - The Impact of Development on Neighbouring Uses

GS1 - Developments in Existing Settlements

H11 - Development in the Larger Villages

6.0 PLANNING CONSIDERATIONS

6.1 The key issues with this application are the principle of a more intensive form of site use, the design and scale and technical matters such as parking and drainage.

6.2 Dealing with the principle of development firstly. The site is a sustainable one, being close to all the services and facilities. Therefore a subdivision in this manner is considered *in principle* to be acceptable, subject to details. The site gained from pre-application discussions so the style and format of the new homes can be addressed. A semi detached pair of larger family homes was a result of this design evolution process. The street is defined by single larger homes on deep narrow plots. It was important to

officers that appearance was respected and that a lower density form of development also took place to ensure that parking, waste arrangements and private amenity could be preserved, which is more difficult on higher density schemes (in low density settings).

- 6.3 Scale - The proposed dwellings are large, the smaller of the two is around 2100 square feet, but this is by no means out of character in the area. The design has been put forward to appear as a two storey unit with a loft conversion which features materials and design details consistent with units elsewhere in Cumnor Hill. Officers do not consider that the scheme is an overdevelopment of the site and is considered to be well designed, if slightly larger than some units in the area. However, this alone is not considered a cogent reason for refusal in this low density area and further impact on the plot separation or built form coverage can be controlled by the removal of PD rights.
- 6.4 Turning to amenity, the rear gardens remain very generous, albeit slimmer than their peers. Officers do not concur with concerns from one neighbour that the 45m rear gardens are inadequate. This is over four times the size of a typical modern build garden. In many other readily imaginable sites, such a large expanse of backland would have intrinsically led to development pressure, however for this site and area such possibilities have not been entertained, and rightly so. No concerns are raised about overlooking nor creating a sense of undue enclosure between the two properties or neighbouring units. These conclusions are reached in full acceptance of the angled views that will be afforded from the rear 2nd floor windows.
- 6.5 Drainage – This is a common feature of correspondence with the Parish Council. Local Drainage engineers support these concerns, but are confident that a quality SUDS scheme will ensure that the local surface water issues will not be exacerbated by these proposals. Without wishing to prejudice such details features such as storage and attenuation, water butts, permeable drive ways and landscaping all greatly assist in absorbing water in to the ground on site. The use of standard conditions is considered to be acceptable, and sufficient to overcome parish objections.
- 6.6 Ecology and trees – The ecologist has been supportive of the proposals and the wildlife opportunities afforded by the measures proposed. The arboriculturalist has raised no issues with the methods and conclusions of the Arboricultural report, which have clearly influenced the final design by protecting trees that positively contribute to the character of the plot and area. Conditions have been imposed to ensure that such measures are delivered. The proposal accords with policy DC6 of the local plan.
- 6.7 Highways – Some highways matters have been raised in the consultation responses. Parking meets the standards expected for a four bed unit. Visibility splays and highway safety matters have been the subject of pre-application discussions with highways officers. The developers are able to demonstrate adequate splays in both directions and the sharing of a single access for two households is not considered to be unique or unreasonable, given the alternatives. The levels of traffic generated from an extra unit on the site will be unnoticeable. The proposal accords with policy DC5 of the local plan.

7.0 CONCLUSION

- 7.1 The scheme has benefited from pre-application discussions and the much needed low density, accommodation that these proposals will provide are considered by officers to be well designed and to meet all standards. The impact on the character of the area will be minimal from the subdivision which is only apparent from the rear, where gardens are divided. The application is recommend for approval subject to material samples being provided and other pre-commencement conditions.

8.0 **RECOMMENDATION**

Planning Permission

- 1 : Commencement 3 yrs - Full Planning Permission**
- 2 : Approved plans ***
- 3 : Parking & Manoeuvring Areas Retained ***
- 4 : Sample materials required (all)**
- 5 : Landscaping & protection of retained trees / hedgerows**
- 6 : MC27 - No Surface Water to Foul Sewer (Full)**
- 7 : Removal of PD rights for extensions and outbuildings.**
- 8 : MC29 - Sustainable Drainage Scheme (Full)**

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