

CONSULTATION WITH CUMNOR PARISH COUNCIL

| | | | |
|------------------------|--|----------------|-------------|
| Application reference: | P14/V1131/FUL | Officer: | Mark Doodes |
| Application type: | Minor | Amended plans: | |
| Address: | 20 Cumnor Hill, Cumnor, Oxford OX2 9HA | | |
| Proposal: | <i>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.</i> | | |

CUMNOR PARISH COUNCIL:

- FULLY SUPPORTS** this application for the following reasons:
- has **NO OBJECTIONS** to this application.
- has **NO OBJECTIONS** to this application but wish the following comments to be taken into account:
- OBJECTS** to this application for the following reasons:

What is being requested is out of character in this location, bearing in mind that what is in effect being proposed is a three-storey, eight-bedroom dwelling. There are no other three-storey dwellings in this part of Cumnor Hill. The proposal is not in keeping with the special guidelines that apply to Lower Cumnor Hill, which were drawn up in order to maintain the character of the area as highlighted by the Inspectorate when dismissing an appeal at 40 Cumnor Hill.

Council has serious concerns about access and parking. Access is down a narrow, very steep incline, with no prospect of widening it because of the layout. Thus cars entering or leaving the site at the same time would face considerable manoeuvring as there would be no prospect of passing on the drive, and this has the potential to create difficulties between neighbours. There has to be sufficient space at all times at the bottom of the drive for cars to turn as it would be impractical and unsafe for vehicles to reverse up the access drive and out onto Cumnor Hill. The number of parking spaces that is proposed is probably inadequate for two four-bedroom houses in this location.

Cumnor Parish Council has for several years repeatedly expressed concerns, in its responses to planning applications relating to Cumnor Hill, about the potential impact of developments on ground water and surface water run-off. Council does not know if this matter was discussed between officers at the Vale and the applicants in pre-application discussions that may have taken place, but there is nothing in the paperwork submitted to suggest that this was the case. This proposal, if allowed, will almost certainly have an impact on both ground water and surface water run-off immediately downhill from the site, as well as having wider repercussions further downhill in Dean Court generally.

If permission is granted, Council therefore formally requests that a condition be attached to the effect that the applicant should demonstrate that the proposal would not contribute to or exacerbate the problems of existing run-off and ground water problems in the area and should submit clear plans as to how they propose to manage any problems that do arise.

Signed byT Brock.....
Clerk to Cumnor Parish Council

Dated 17 June 2014