

APPLICATION NO.	P14/V2335/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	30/10/2015
PARISH	Cumnor
WARD MEMBER(S)	John Woodford, Dudley Hoddinott, Judy Roberts
APPLICANT	Mr Ian Ashcroft
SITE	Block 2, 66 Cumnor Hill, Oxford, OX2 9HB
PROPOSAL	Amendment to planning permission P14/V0597/FUL to enlarge flat 10 from 2-bedrooms to 3-bedrooms with one extra parking space
AMENDMENTS	None
GRID REFERENCE	447810/205517
OFFICER	Martin Deans

SUMMARY

The application is to add a third bedroom to an apartment building permitted under planning permission P13/V0626/FUL for the construction of three apartment buildings at 66 Cumnor Hill. A revised parking layout is also proposed within the site including the addition of one parking space. The application comes to committee as Cumnor Parish Council objects. The main issues are:-

- The changes made to the design and scale of the building and the impact on the area
- The impact on neighbours
- The effect on highway safety and parking

The proposal is considered to be acceptable in terms of design and to have an acceptable impact on neighbours. The implications for highway safety and parking are also satisfactory.

The recommendation is to grant planning permission.

1.0 INTRODUCTION

1.1 The site of the application is part of the plot of the former detached house at 66 Cumnor Hill. A site location plan is **attached** at appendix 1. In 2013 planning permission was granted for the demolition of the house and the construction of 12 flats in three buildings of contemporary design (ref P13/V0626/FUL). Development has commenced on site. A site layout plan showing the three buildings is **attached** as appendix 2.

1.2 The site level falls significantly from the road by up to three metres, and then by a further 1 -2 metres towards the rear boundary. It is bounded by existing residential development. To the north-east is a substantial detached house, no 64 Cumnor Hill, while to the south-east are five detached houses in Dean Court Road, nos. 4, 16, 18, 20 and 22.

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

2.0 PROPOSAL

2.1 The application seeks planning permission to amend the design of block 2 by adding a third bedroom to the apartment on the top floor. Externally this will have the effect of increasing the size of the upper floor by adding an additional third floor over approximately two-thirds of the element that projects out at the rear of the permitted

building. The detailed plans are **attached** at appendix 3. An additional parking space is proposed in a re-designed parking area between the blocks at the front and the block at the rear. There will be ten parking spaces in this area instead of the permitted nine.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Cumnor Parish Council objects for the following reasons:-

“Extending the top floor flat to the entire top floor of one of the 3 blocks will inappropriately increase the mass and bulk of that block. Creating an extra parking space by reducing the amount of amenity space is unacceptable as there is already very limited amenity space considering that the overall provision is for 12 flats on the site. Parking provision remains inadequate in CPC’s opinion. There is no provision for visitor parking, There is only a limited option of on-street parking on this part of Cumnor Hill, as the site is located very close to awkward junctions between Cumnor Hill and Arnolds Way/Dean Court Road.”

3.2 Neighbours – no letters have been received

3.3 County Highways Officer – no objection subject to conditions

3.4 Drainage Engineer – no objection subject to conditions

3.5 Forestry Officer – no objections subject to conditions

4.0 RELEVANT PLANNING HISTORY

4.1 P13/V0626/FUL Demolition of existing house and erection of 11 x 2-bedroom flat and 1 x 1-bedroom flat in three buildings with modified access and parking (Permission 09/12/2013)

4.2 P14/V0597/FUL Amendment to condition 2 of planning permission P13/V0626/FUL to construct 12 x 2-bedroom flats in three buildings with 20 parking spaces (Permission 13/08/2014)

5.0 POLICY & GUIDANCE

5.1 Adopted Vale of White Horse Local Plan 2011

Relevant saved policies from the adopted local plan are –

DC1 – Design

DC5 – Highway safety and parking

DC9 – Impact on neighbours

These policies are fully consistent with the NPPF and should be given appropriate weight.

5.2 Draft Vale of White Horse Local Plan 2031 Part 1

The emerging local plan has reached the conclusion of consultation on the pre-submission stage. At this stage its policies have limited weight. In accordance with paragraphs 215 and 216 of the NPPF, the application will be assessed in accordance with those saved policies in the adopted local plan that are consistent with the NPPF, or otherwise in accordance with the NPPF.

5.3 **National Planning Policy Framework, (NPPF) 2012**

The NPPF introduced the presumption in favour of sustainable development. Sustainable development has three dimensions, economic, social and environmental.

5.4 **Planning Practise Guidance 2014**

5.5 **Residential Design Guide (SPD adopted 2009)**

Section 4.5 deals with development in lower density areas and is relevant to applications on Cumnor Hill.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues are the implications for the design of block 2 and its effect on the character and appearance of the area, the impact on neighbours and the implications for highway safety and parking.

6.2 *Design and Layout*

Policy DC1 of the adopted local plan requires a high standard of design for all new development. The permitted apartment buildings were designed to have the scale of large detached houses, in accordance with the advice contained in section 4.5 of the residential design guide. The additional proposed built form on the upper floor of block 2 is sympathetic to the design of the permitted building and is not significant enough to materially affect its scale. Overall the impact of the proposal is considered to be acceptable.

6.3 With regard to the level of amenity for future occupiers the council's adopted standard for apartments is to provide at least 15 square metres of amenity space per bedroom. For the current application this equates to 260 square metres. Excluding the revised parking area the current proposal will provide more than 550 square metres of amenity area, more than twice the standard. Many of the apartments also have balconies to provide additional amenity area. Therefore it is considered the proposal is not an overdevelopment of the site.

6.4 *Impact on Neighbours*

Policy DC9 requires new development to respect the amenities of neighbours in terms of issues such as privacy, light, dominance and noise or other forms of disturbance. The closest neighbour to block 2 is no.4 Dean Court Road which is orientated so that its northern side wall faces the site. The house at no.4 lies approximately 2.5 m above the level of block 2.

6.5 The proposed additional built form will lie approximately 20 m from the nearest part of the side wall of no.4 Dean Court Road. This distance, and the fact that the proposal is to the north-east of the neighbour, means that there will be no harm to the neighbour from either loss of light or over-dominance. No additional windows are proposed in the elevation of block 2 that faces towards no.4 Dean Court Road. Although a rear balcony is proposed this will be screened to either side. Consequently no harm from overlooking will occur.

6.6 The proposed changes to the parking layout result from concerns to minimise works around a significant hornbeam tree that lies close to the north boundary of the site. The originally permitted layout is **attached** at appendix 4. This showed three parking spaces close to the tree. It is now proposed to locate all parking in this area towards the southern boundary away from the tree.

- 6.7 The additional spaces will lie approximately three metres from the boundary with the side garden of no.16 Dean Court Road. This leaves space for additional boundary planting, with a mix including evergreen species such as beech, to help screen the parking. This can be secured via a condition. Overall the impact of the revised parking layout is considered to be acceptable.
- 6.8 *Highway Safety and Parking*
Policy DC9 states that new development should provide a safe means of access and appropriate levels of on-site parking. The permitted scheme included modifications to the existing access to improve it safety to an acceptable level. Although the addition of one bedroom to the development will increase the expected traffic generation from the site, it will not be a material change when compared to the permitted scheme.
- 6.9 The addition of one parking space in the current application means that there will be 21 spaces for the 12 flats on the site. Cumnor Hill has a relatively good public transport service into and out of Oxford. In light of this the proposed parking ratio is considered to be acceptable.

7.0 **CONCLUSION**

- 7.1 The proposed change to provide a third bedroom on the top floor of block 2 will neither compromise the design or sale of the building nor the privacy or amenity of neighbours. Additional traffic generation will not have a material effect on the safety of the access, while the revised parking area will provide appropriate levels of parking. The proposal therefore accords with the relevant policies of the adopted Vale of White Horse Local Plan 2011, and with the NPPF.

8.0 **RECOMMENDATION**

To grant planning permission subject to the following conditions:-

1. **TL1 – Time Limit.**
2. **Approved Drawings.**
3. **MC3 – Materials as detailed in the application.**
4. **H7 – Car Parking.**
5. **LS2 – Landscaping Scheme.**
6. **LS4 – Tree Protection.**
7. **MC29 – Sustainable Drainage Scheme.**

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