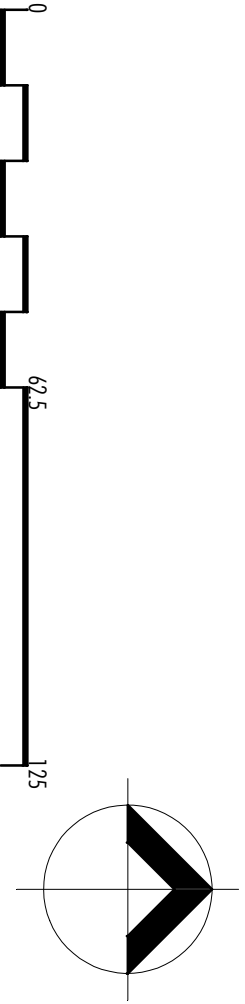
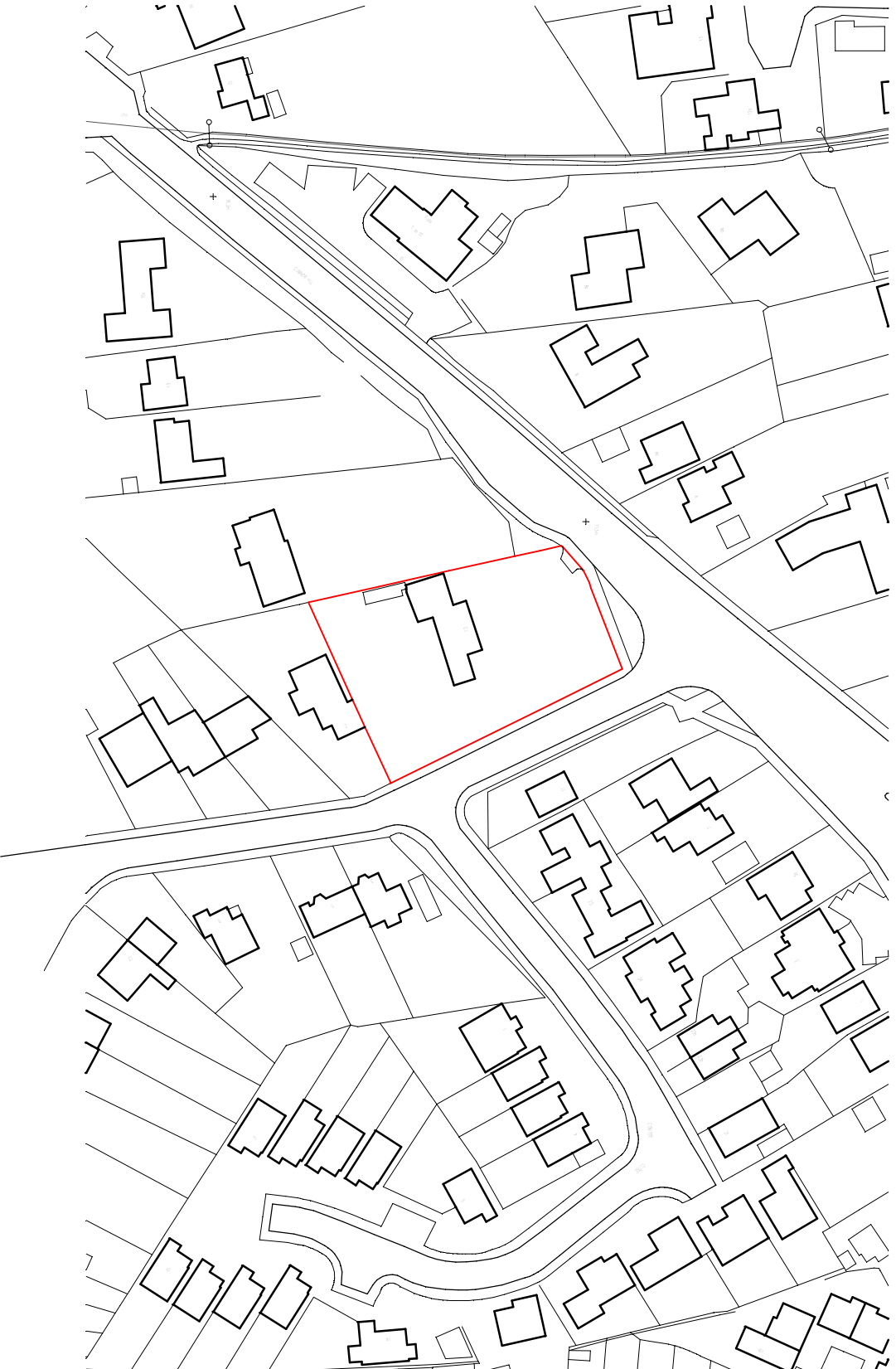


Appendix 1



The ANDERSON ORR Partnership The Studio, 70. Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936		scale 1:1250@A3	client MR C HAYLES
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT, 13 CUMNOR HILL, OXFORD		date APRIL 13	drawing LOCATION PLAN
drawn JMO	job 13049	no. 13049-101	rev -

Appendix 2



All dimensions must be checked on site and not scaled from this drawing
 Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
 For use in precise named location only
 Copyright reserved



Rev A 28.05.15 Dormers to bed 1 and landing (unit 7) reduced in size

<p>The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936</p>		<p>scale 1:500@A3</p>	<p>client MR C HAYLES</p>
<p>PROJECT PROPOSED RESIDENTIAL DEVELOPMENT, 13 CUMNOR HILL, OXFORD</p>		<p>date JAN' 15</p>	<p>drawing PROPOSED BLOCK PLAN</p>
<p>job 13049</p>	<p>drawn LL</p>	<p>no. 13049-P600</p>	<p>rev A</p>

Drawing 13049-p600a.dwg was plotted on Thursday, May 28, 2015 at 5:06:20 PM



CUMNOR HILL

HURST RISE ROAD

existing trees retained

existing access to be widened

tree canopy raised to accommodate bin store
existing hedge and tree belt to be retained

refuse & recycling

parking turning area

access gate for refuse vehicles

existing hedge and tree belt to be retained

balcony

balcony

garden

UNIT 1

UNIT 2

UNIT 3

UNIT 8

garden

balcony

garden

communal garden

garden

garden

garden

garden

garden

garden

garden

Dash line denotes existing line of tree stems
Cross hatch indicates 2.1m radial root protection area for existing trees.

(refer to arboricultural method statement for further details).

existing hedge and tree belt to be retained

refuse & recycling

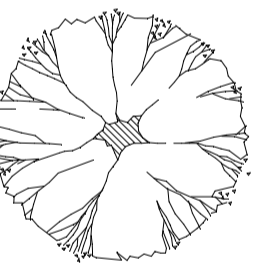
pedestrian/refuse access

existing trees retained

existing trees removed

proposed hedge

property frontage



existing trees retained

proposed planting

symbol denotes sloping embankment

All dimensions must be checked on site and not scaled from this drawing
Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations
For use in precise named location only
Copyright reserved

dash circle indicates existing trees to be removed

existing hedge and tree belt to be retained

proposed planting



The ANDERSON ORR Partnership

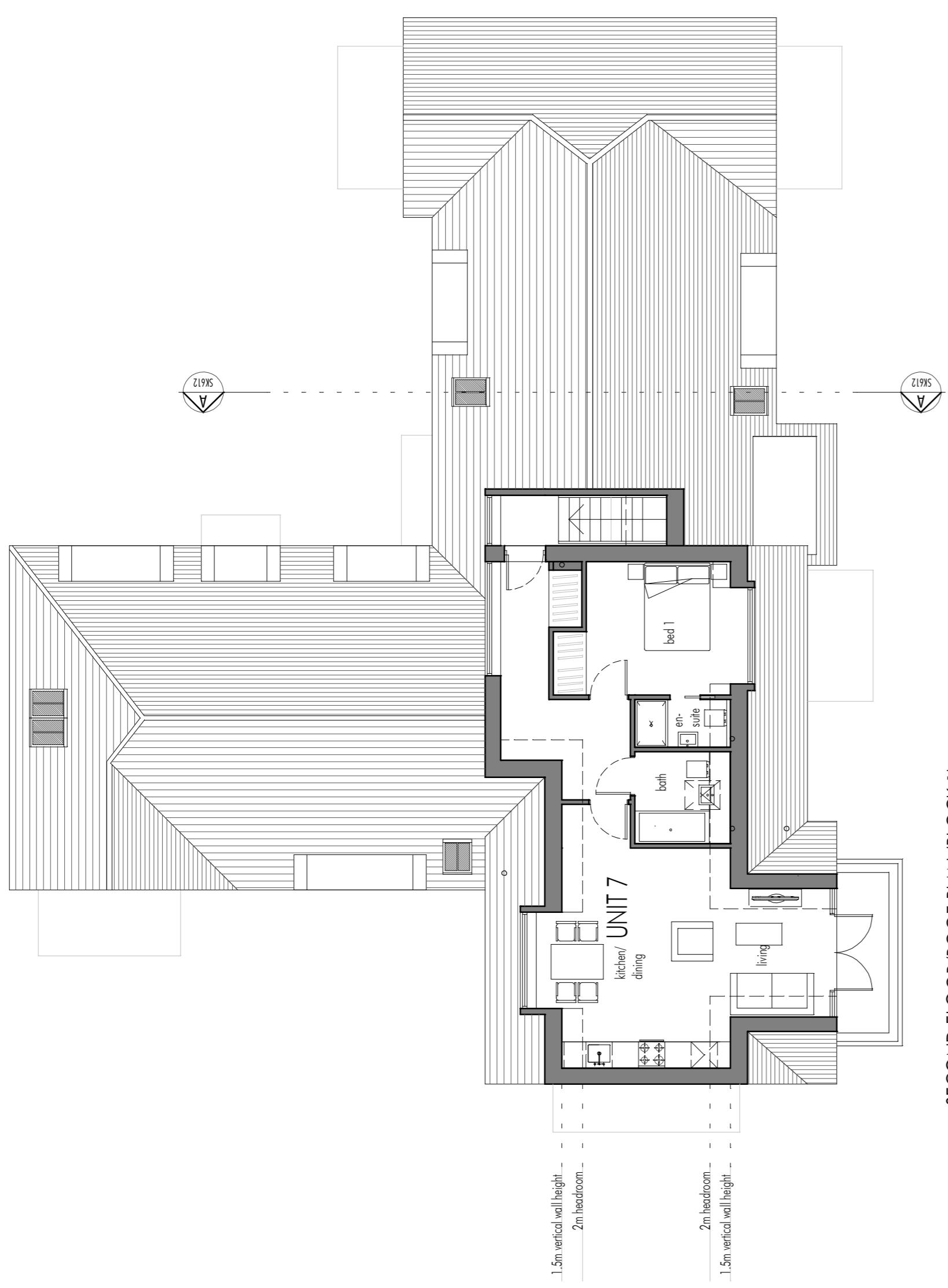
The Studio, 70, Church Road, Wheatley, OXON, OX33 1LZ t: 01865 873936

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
13 CUMNOR HILL, OXFORD

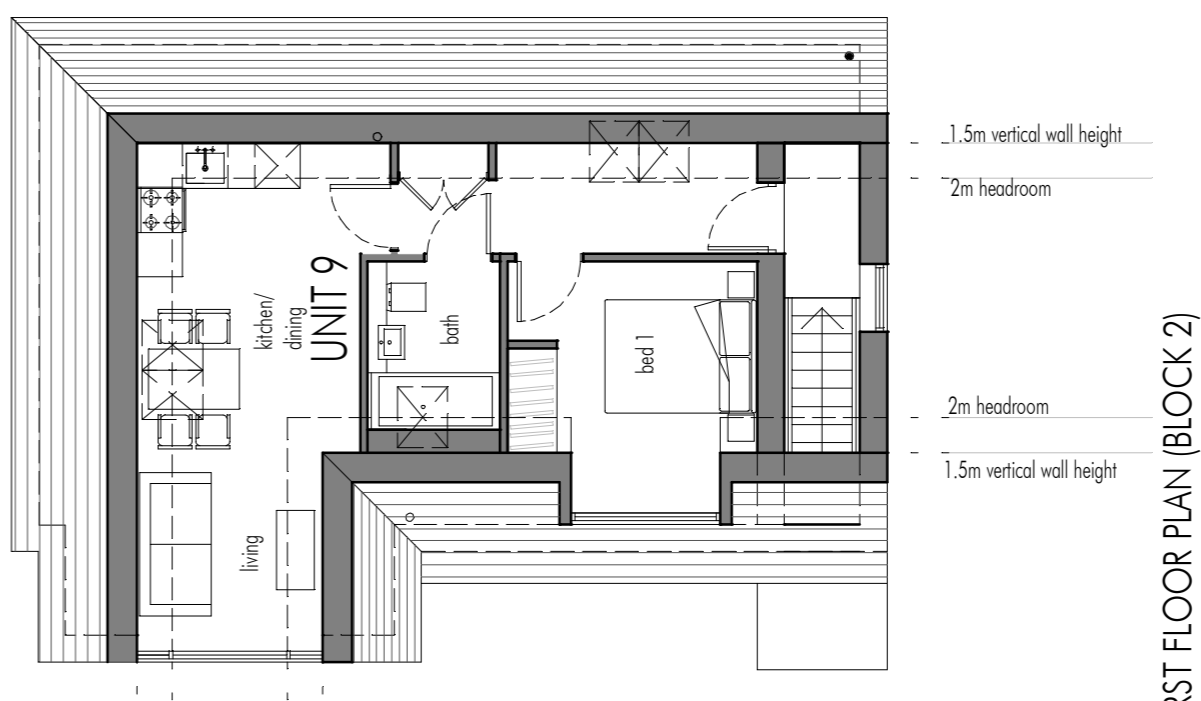
scale
1:200@A2
date
DEC 14
drawn
LL
job
13049

client
MR C HAYLES
drawing
PROPOSED SITE PLAN
no.
13049-P601

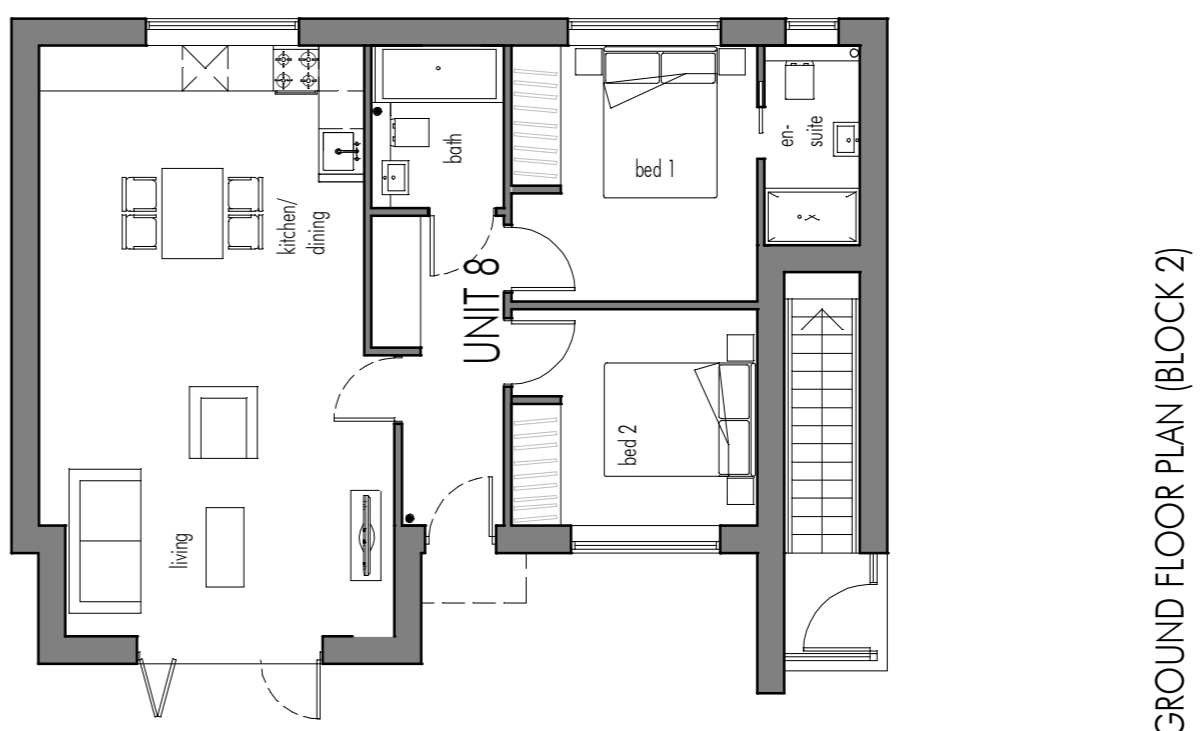
Drawing 13049-p601.dwg was plotted on 18 February 2015 at 09:24:50



SECOND FLOOR/ROOF PLAN (BLOCK 1)



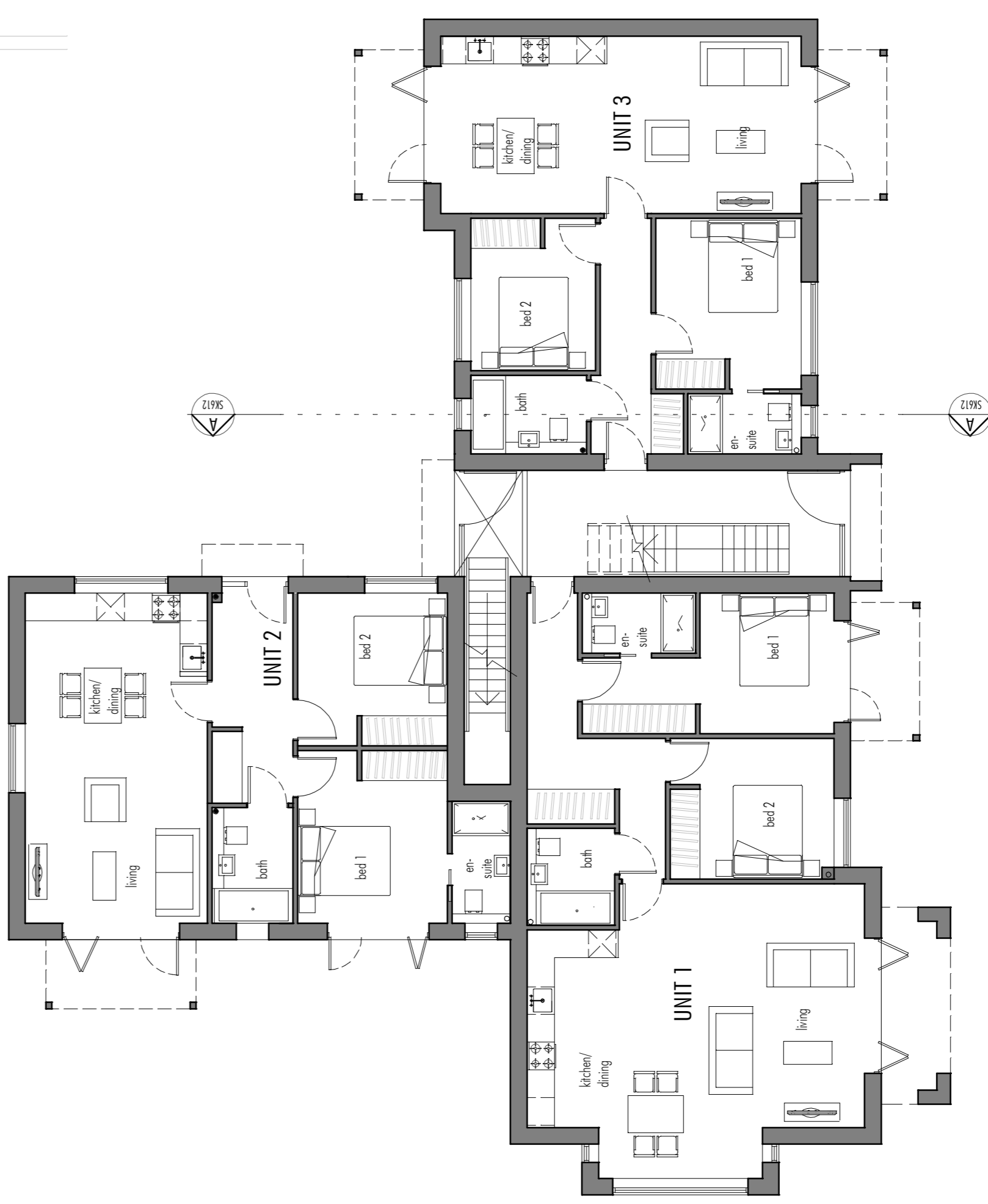
FIRST FLOOR PLAN (BLOCK 2)



GROUND FLOOR PLAN (BLOCK 2)

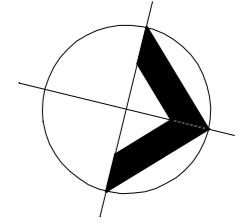


FIRST FLOOR PLAN (BLOCK 1)



GROUND FLOOR PLAN (BLOCK 1)

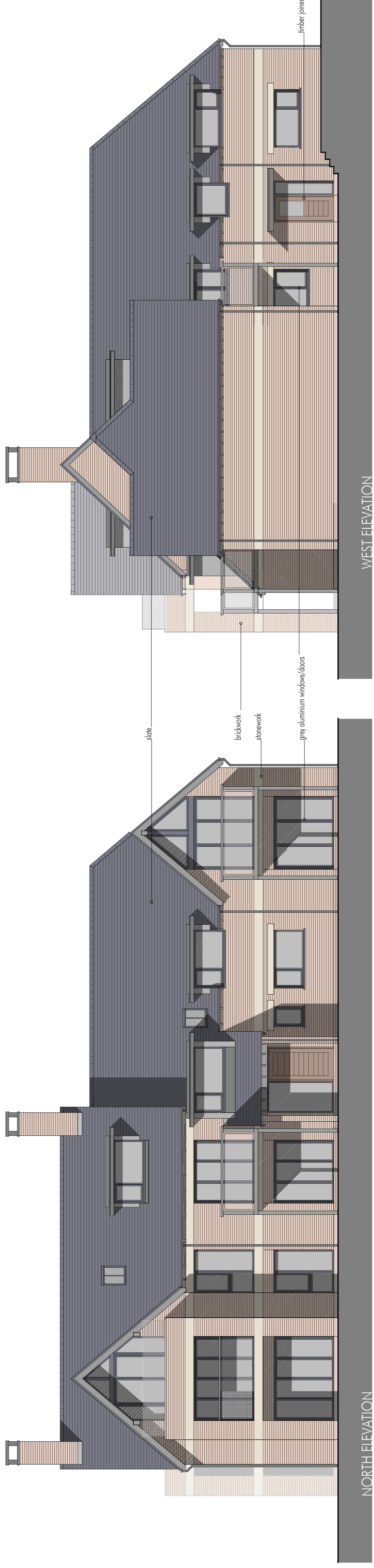
All dimensions must be checked on site and not scaled from this drawing.
Prior to implementation, the proposals shown must be checked for compliance with the Building Regulations.
For use in precise named location only.
Copyright reserved.



The ANDERSON ORR Partnership
The Studio, 70, Church Road, Witley, OXON, OX3 1LZ t: 01865 873936
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
13 CUMMOR HILL, OXFORD

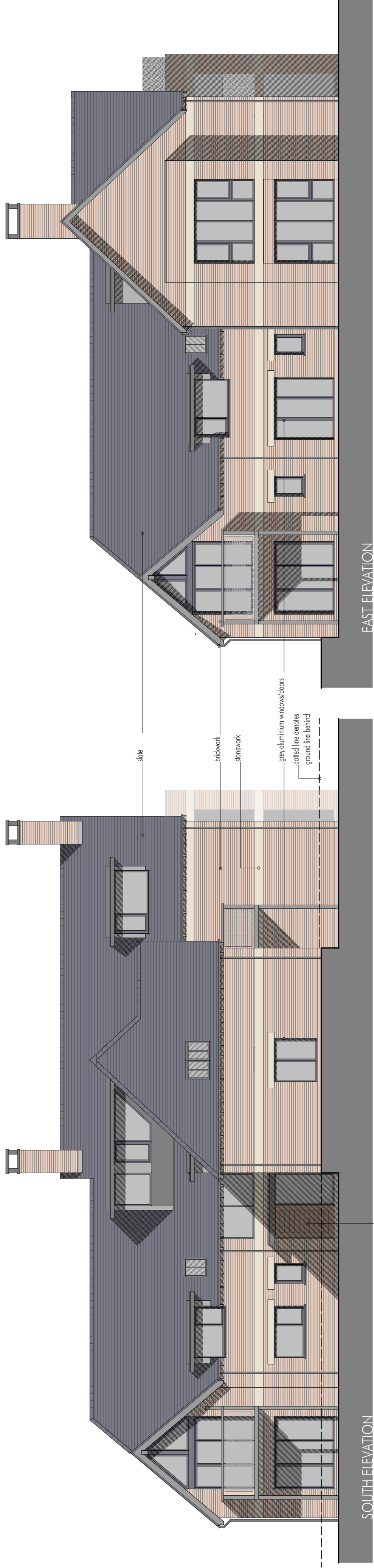
scale	client
1:100@A1	MR C HAYLES
date	drawn
JAN '15	LL
checked	no.
LL	13049
job	rev
13049-P602	A

Rev A: 13.05.15. Dimensions to bed 1 and bed 2 reduced in size



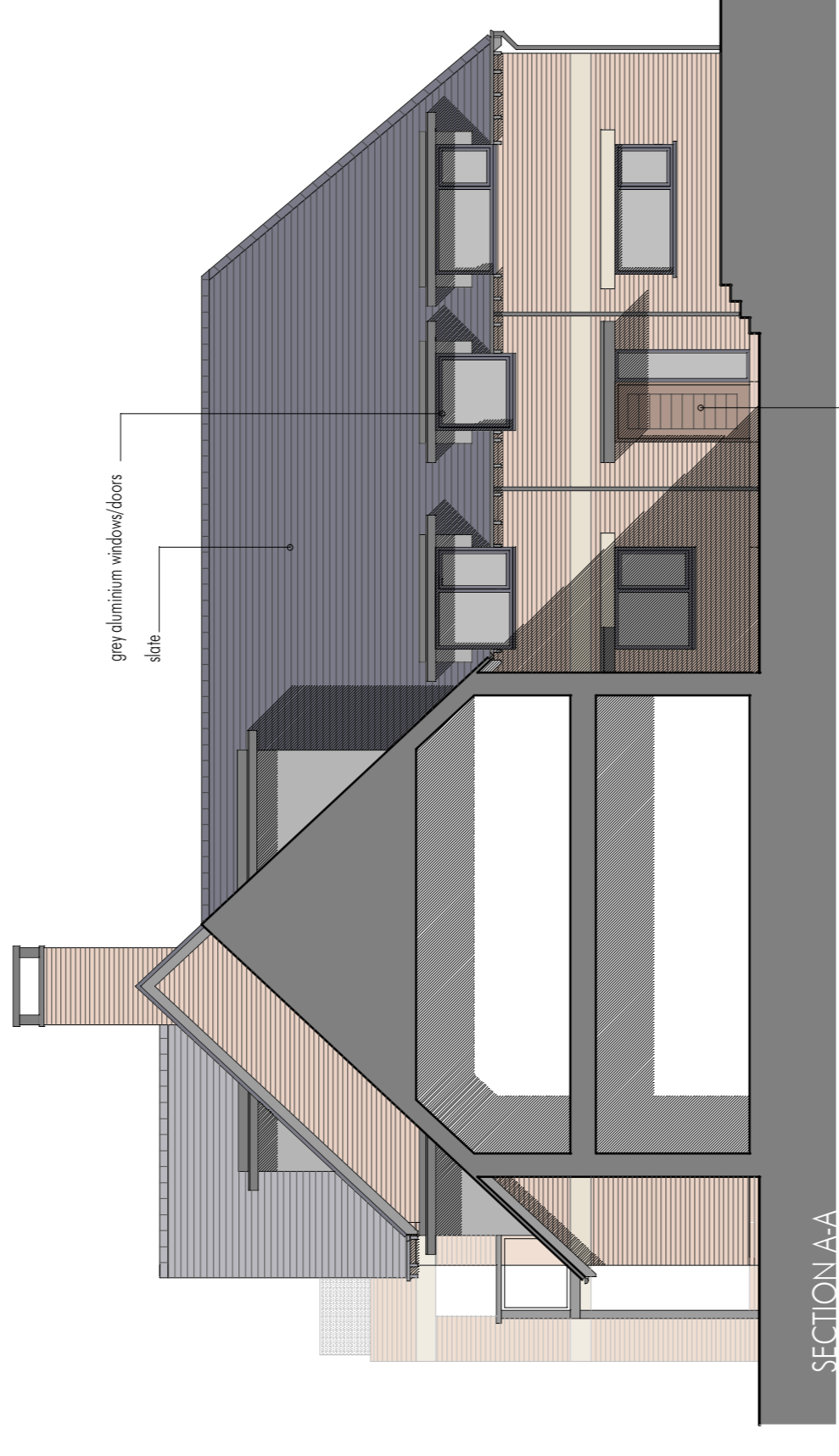
NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION



SECTION AA



EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

Rev A 13.05.15 Drawn to bed 1 and bed 2 (not 7) reduced in size

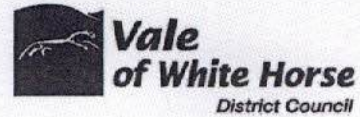
The ANDERSON ORR Partnership The Studio, 70, Church Road, Wheatley, COXON, OX33 1JZ t: 01865 873936		client MR C HAYLES
scale 1:1,100@A1	drawing DEC 14	no. 13049
drawn LL	job 13049-P603	rev A
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT 13 CUMMOR HILL, OXFORD		

All dimensions must be checked on site and not scaled from this drawing
 Prior to implementation the proposals shown should be assessed by a Structural Engineer and checked for compliance with the Building Regulations.
 For use at precise named location only
 Copyright reserved



Planning

HEAD OF SERVICE : Adrian Duffield



CONSULTATION WITH NORTH HINKSEY PARISH COUNCIL

OFFICER: Martin Deans
CONTACT: Martin Deans

**PLEASE RETURN TO VOWH NOT LATER
THAN 12 NOON ON 24 MARCH 2015**

Planning@whitehorsedc.gov.uk
Tel : 01235 540350
Textphone: 18001 01235 540350

Abbey House Abbey Close
Abingdon OX14 3JE

Application Reference: P15/V0421/FUL (Full Application)

Application Type (see definition over): Minor

Proposal: Demolition of existing dwelling and annex. Erection of a part two-storey, part one and a half storey principal building containing 6 x 2 and 1 x 1 bed flats and a one storey building containing 1 x 2 bed and 1 x 1 bed flats. Improvements to existing access and provision of 9 parking spaces. Cycle parking, bin storage and landscaping. (Re-submission of refused application P13/V1860/FUL)

Address: 13 Cumnor Hill Oxford OX2 9EU

NORTH HINKSEY 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 :

PLEASE SEE OVER LEAF
If you have a current Parish Plan does it support your view on this application?

If so, please give details of the relevant section below:

.....
.....

Signed on behalf of North Hinksey Parish Council

.....
Date *24/3/2015*

YES/NO
(Please circle)



P15/V0421/FUL Demolition of existing dwelling and annexe. Erection of a part two-storey, part one and half storey principal building containing 6 x 2 and 1 x 1 bed flats and a one storey building containing 1 x 2 bed flats and 1 x 1 bed flats. Improvements to existing access and provision of 9 parking spaces. Cycle parking, bin storage and landscaping. (re-submission of refused application P13/V1860/FUL): 13, Cumnor Hill, North Hinksey.

Councillors acknowledged that there had been some improvements to earlier applications by reducing the number of flats from 14 to 9 and now having the access on Cumnor Hill. However, they were of the view that the proposals still had numerous planning issues they could not support.

The high density development was more than twice the size of the current footprint, it would be out of character with local properties and be an over-development of the site. The subsidiary building would be higher and from the 1st floor have balconies that would overlook other nearby properties including those in Hurst Rise Road.

The on-site parking was limited and inadequate for a development of this size, which would contain 16 bedrooms and off-site parking would be limited as the site was on the 'L' of a dangerous bend. There was insufficient parking on-site for deliveries, removal vehicles, refuse lorries and visitors and this will mean that refuse bins awaiting collections will have to be placed on the narrow Hurst Rise Road pavements, which will cause an obstruction to pedestrians etc.

There was inadequate amenity space on the development and the arrangements for the known local underground streams and associated drainage issues will require constant maintenance. Councillors were still asking for a proper Hydrological Survey of the local area which was constantly being affected by local underground streams.

Councillors UNANIMOUSLY AGREED to OBJECT to the application.