

APPLICATION NO.	P15/V0721/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	26.3.2015
PARISH	CUMNOR
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts
APPLICANT	Sweetcroft Homes LTD
SITE	Cotswold House Cotswold Road Cumnor Hill Oxford, OX2 9JG
PROPOSAL	Variation of condition 2 on planning permission P13/V2543/RM (Demolition of existing dwelling. erection of three detached dwellings)
AMENDMENTS	None
GRID REFERENCE	447661/204937
OFFICER	Shaun Wells

Summary

The application comes to Planning Committee as Cumnor Parish Council have objected to the proposal and the recommendation of the case officer is for approval.

The application requires a variation of condition 2 on planning permission P13/V2534/RM which was for the demolition of an existing dwelling and erection of 3 detached dwellings on the site.

The change proposed relates only to plot 3, and the change from the previously approved scheme would be the insertion of additional roof lights within the roof to allow accommodation in the roof space. The external appearance of the dwelling at plot 3 other than the additional roof lights would not change from that previously approved.

The main considerations in the determination of this application are:-

- The impact upon the surrounding character of the locality
- The impact on neighbouring amenity

1.0 INTRODUCTION

1.1 The site is located on a corner plot bounded by Cumnor Hill to the north west and Cotswold Road to the north east. The site, measuring 0.4 hectares, previously comprised of a single dwelling with extensive gardens. The site has now been cleared and construction is underway for three new dwellings on site which have planning permission in place and pre-commencement conditions discharged. Access is taken from Cotswold Road. To the south and east, the site is bounded by detached dwellings set within smaller plots. A location plan is **attached** at appendix 1.

1.2 Plots 1 and 2 in this development have already had roof lights agreed through variation of condition. This application seeks the variation from the initial plans to

agree additional roof lights in the third plot which would essentially allow for additional room in the roof.

2.0 PROPOSAL

- 2.1 The dwelling at plot 3 as previously had two roof lights in the roof. The variation seeks a change in the plans to allow for a total of five small roof lights which would enable the internal roof space to be used as an additional bedroom, store and gallery area. The footprint and height of the dwelling would not be changed from that previously approved. The application plans are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Cumnor Parish Council – Object. The Parish Council have repeatedly objected to three storey dwellings in this locality which this would be in their opinion. The proposal would be out of character with the locality and the site would become overcrowded.
- 3.2 One neighbour objection has been received. The neighbour is concerned with regard to additional pressure on drainage and traffic.

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P15/V0312/FUL](#) - Approved (09/04/2015)
Variation of Condition 2 of planning permission P13/V2543/RM list of approved plans
- [P14/V1545/FUL](#) - Approved (28/08/2014)
Variation of Condition 2 of planning permission P13/V2543/RM, to amend the plan numbers.
- [P14/V1056/DIS](#) - Approved (28/07/2014)
Discharge of condition 3,4,5,6,7 & 9 of planning permission P11/V0966/O and 4,5 and 6 of planning permission P13/V2543/RM
- [P13/V2543/RM](#) - Approved (27/02/2014)
Reserved Matters application following Outline permission P11/V0966/O, for demolition of existing dwelling. Erection of three detached dwellings.
- [P13/V1177/O](#) - Refused (19/07/2013)
Outline application for 2no.shared access points off Cotswold Road (1no.in addition to the existing) Erection of 4 no. detached dwellings.
- [P11/V0966/O](#) - Approved (05/01/2012)
Outline application for demolition of existing detached dwelling. Erection of three detached dwellings. (Re-submission of withdrawn application CUM/6163/1-X)
- [P10/V1570/O](#) - Other Outcome (02/11/2010)
Outline application for demolition of existing house. Erection of three detached houses.
- [P81/V1380/O](#) - Approved (24/08/1981)
Erection of single dwelling and garage (Site area .09 hectares). Part of Cotswold House, Cumnor Hill, Oxford)

5.0 **POLICY & GUIDANCE**

- 5.1 Vale of White Horse Local Plan 2011 policies;
DC1 - Design
DC5 - Access
DC6 - Landscaping
DC9 - The Impact of Development on Neighbouring Uses
H10 - Development in the Five Main Settlements

Residential Design Guide
National Planning Policy Framework
Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main considerations are whether the proposed amendment to introduce additional roof lights would be acceptable in terms of potential impact upon the surrounding Character of the locality and the amenity of neighbours.
- 6.2 The scheme was previously revised under a variation (P14/V1545/FUL) which permitted rooms in the roofs of plots 1 and 2. This application seeks effectively the same but to include accommodation also in the roof space at Plot 3.
- 6.3 Whilst the comments of the parish council are duly noted, the visual impact from the change proposed upon the character of the area, particularly as the height of the building would not change, would be negligible. Given that this is an end plot, as there is significant screening to boundaries and significant mitigating distance to existing neighbours, then it is not considered that there would be potential for impact upon residential amenity of neighbours.
- 6.4 It should also be noted that the roof lights could be inserted eventually once the property was occupied under normal permitted development rights. The developer wishes these works to be undertaken prior to occupation however and, as such, this variation application is required.
- 6.5 Plot 3 would have a double garage with drive parking for at least three cars (five spaces minimum). This would be adequate for a six-bed dwelling, the room in the roof providing an additional bedroom to that previously approved.
- 6.6 Conditions for the approved scheme have already been discharged and therefore this scheme has been conditioned to be in accordance with the discharged details.

7.0 **CONCLUSION**

- 7.1 The variation of condition to agree an amended plan for plot 3 to include roof lights and room in the roof is considered acceptable. The proposal is unlikely to impact upon the character of the locality, or the amenity of neighbours and sufficient parking is provided to accommodate the change. The proposal is therefore considered to be in general accordance with local and national planning policy.

8.0 **RECOMMENDATION**

To grant planning permission, subject to the following conditions:

1. Time limit - reserved matters.
2. Approved plans.
3. Materials in accordance with details already approved.
4. Landscaping scheme in accordance with details already approved
5. Tree protection in accordance with details already approved.
6. Boundary details in accordance with details already approved.

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