

APPLICATION NO.	P15/V1693/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	22.7.2015
PARISH	CUMNOR
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts Emily Smith (neighbouring ward) Debby Hallett (neighbouring ward)
APPLICANT	Biggin Morrison Oxford One Ltd
SITE	2 Cumnor Rise Road, Cumnor, Oxford, OX2 9HD
PROPOSAL	Demolition of the existing building and the erection of a new building to provide 5 residential flats.
AMENDMENTS	None
GRID REFERENCE	448123/205728
OFFICER	Piotr Kulik

SUMMARY

This application is referred to committee as a significant number of neighbours object to the proposal.

The proposal is for the demolition of the existing building and the erection of a new building to provide five residential flats.

The main issues are:

- The impact on the character and appearance of the area
- The impact on the neighbours
- The impact on the highway safety

The recommendation is to grant planning permission

1.0 INTRODUCTION

1.1 The site contains a four-bedroom detached house in a plot situated on the southern side of Cumnor Hill, close to the junction with Cumnor Rise Road. Vehicular access is obtained from Cumnor Rise Road. There are neighbouring houses towards east, west, and south of the site. To the east is no.2A Cumnor Rise Road, to the south is no.2B Cumnor Rise Road, and to the west is no.27 Cumnor Hill.

1.2 There are slopes in the area. There is a slope up from east to west along Cumnor Hill. There is also a slope up from north to south along Cumnor Rise Road. The slab level of the existing house is set approximately one metre lower than those of its immediate neighbours. A site location plan is **attached** at appendix 1.

2.0 PROPOSAL

2.1 This application seeks planning permission to demolish the existing house and to erect a new traditionally-designed building containing five flats. The building will have a ridge height of approximately 8.5 metres, an eaves height of approximately five metres, and a main span of approximately eight metres. There will be three 2-bedroom flats and two 1-bedroom flats. The slab level will be approximately 150mm higher than existing.

2.2 This proposal is a re-submission of a withdrawn scheme on site (ref. P15/V0590/FUL). The original vehicular access via Cumnor Rise Road has been amended to show access to the site from a new access onto Cumnor Hill with a parking area containing seven spaces. The application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Thames Water Development Control	No objections, subject to conditions
Vale - Highways Liaison Officer (Oxfordshire County Council)	No objections, subject to conditions
Drainage Engineer (Vale of White Horse District Council)	No objections, subject to conditions
Cumnor Parish Council	No objections
North Hinksey Parish Council	Support the proposal
Neighbours	17 letters raising the following objections: <ul style="list-style-type: none"> - Impact upon the local area and character - Overdevelopment - Overdominance - Overlooking - Impact on the local surface run-off and ground water drainage - Location of the refuse bins - Parking layout - Refuse collection concerns - Impact upon cyclists <p>One letter of support has been received</p>
Forestry Team	No objection, subject to conditions
Countryside Officer	No objection

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/V0590/FUL](#) - Other Outcome (27/05/2015)

Demolition of the existing building and the erection of a new building to provide 7 residential flats.

[P14/V0790/PEO](#) - Other Outcome (19/05/2014)

Demolition of existing garage and building of a 2-storey replacement * site meeting *

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework**

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The following paragraphs are relevant to this application:-

7 – Sustainable development

14 – The presumption in favour of sustainable development

17 – Core planning principles

32 – Highway impact

- 49 – Five year supply of housing land
- 50 – Mixed and inclusive communities
- 60 – 64 – The design of new buildings

5.2 Planning Practice Guidance (March 2014)

This document provides supplementary guidance to the NPPF

5.3 Draft Vale of White Horse Local Plan 2031 Part 1

The draft Local Plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

5.4 Vale of White Horse Local Plan 2011 (adopted July 2006)

Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local character

Policy DC5 refers to safe and convenient access, parking and turning space provided for developments and that the road network can accommodate any additional traffic generated.

Policy DC6 requires development to include landscaping measures to protect and enhance the visual amenities of the site.

Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

Policy H10 refers to any development within built-up areas of Abingdon, Botley, farringdon, grove, and Wantage, as defined by the development boundaries of the proposals map.

5.5 Supplementary Planning Document:

Design Guide (SPD adopted March 2015) – The most relevant principles are:-

- DG7 – Site context
- DG8 – Landscape and settlement character
- DG69 – Apartments scale and massing
- DG72 – Apartments amenity
- DG76 – 82 – Lower density areas

6.0 PLANNING CONSIDERATIONS

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

- 1) Housing supply
- 2) The impact upon the surrounding area
- 3) The impact upon neighbouring amenities
- 4) The impact upon highway safety

6.2 Housing Supply

Currently the local planning authority cannot demonstrate a five year supply of housing land. Paragraph 49 of the NPPF states that in these circumstances relevant housing supply policies in the adopted local plan have little weight (in this case policy H10). Paragraph 14 of the NPPF is engaged which states that, for new housing applications, planning permission should be granted unless the adverse impacts significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

6.3 Design and Landscaping

Local plan policy DC1 requires that development is of a high quality design while policy DC6 requires development to include landscaping measures to protect and enhance the visual amenities of the site. Cumnor Hill is identified as a lower density area in section 6 of the adopted design guide.

6.4 The vicinity of the site is characterised by detached houses in relatively spacious plots containing mature landscaping. Although the proposal is for flats, paragraph 50 of the NPPF supports the creation of mixed communities. Consequently officers consider that the application cannot be refused on the grounds that it is for flats.

6.5 The aim of the design is a building that reflects the scale of the detached houses that typify the locality, including the house that currently sits on the site. The proposed building is approximately 0.9m higher than the existing house, and the two storey element is approximately 0.9m wider than that of the existing house. The eaves heights are broadly similar. Overall officers consider the proposal does have the scale and appearance of a detached house and therefore is in accord with the character and appearance of the locality.

6.6 The new building will have a traditional twin gable roof pitches and play clay roofing tiles that are seen in the district. There will be reclaimed face brickwork in Flemish bond dark multi stock and rendered walls, and white painted timber windows. The site is to be well landscaped, and there will be provided on-site cycle store, car park, and a bin store. Further details regarding landscaping scheme and its implementation shall be conditioned to protect the local area, as well as ensuring appropriate screening of the site from the main road. The standard for amenity space is 15sq.m per bedroom, which equates to a total of 120 sq.m for this proposal. There is at least 500 sq.m of amenity area available near to the proposed building, which is well in excess of the standard.

6.7 A parking area for eight cars will be formed in the front garden area. There will also be a bin store. Part of the existing front boundary hedge will be removed to allow for the new vehicular access. Replanting will take place where necessary for the vision splay to ensure that a hedgerow remains the front boundary treatment. This is important for maintaining the green character and appearance of Cumnor Hill. With this hedgerow in place, officers consider the parking area will be screened adequately from public viewpoints.

6.8 Impact upon neighbouring amenities

Local plan policy DC9 states that development would not be permitted if it would unacceptably harm the amenities of neighbouring properties in terms of loss of privacy, loss of light, dominance, or other issues.

6.9 In terms of impact on loss of light and dominance the main potential impacts will be on the neighbour to the east (no.2A Cumnor Rise Road) and the neighbour to the west (no.27 Cumnor Hill). The proposed building lies to the north of the neighbour at no.2B Cumnor Rise Road, so loss of light is less of a concern. The proposed two storey element of the new building will be larger than the two storey element of the existing house, as has been explained above. However, officers consider the differences to be relatively marginal and not sufficient to cause a loss of light that would qualify as harm, or lead to over-dominance.

6.10 With regard to overlooking, the neighbour to the east (no.2A) is currently overlooked by two first floor windows in the existing house. Two similar windows are proposed in the new building and thus officers consider the impact will not be materially different. A first floor window is proposed in the west elevation of the new building looking towards the front garden of no.27 Cumnor Hill. This window will be a secondary window to a lounge

and is shown as being obscure glazed. Subject to a condition for the obscure glazing of the window in the west elevation officers consider the proposal will cause no harm through potential overlooking.

6.11 Access

Local plan policy DC5 requires that safe and convenient access, parking and turning space is provided for developments and that the road network can accommodate any additional traffic generated. The new vehicular access has been subject of detailed discussion with the county highways liaison officer. He is satisfied subject to conditions.

6.12 Other concerns

The parish council has concerns regarding local surface water run-off, ground water drainage and foul drainage. Both the council's drainage officer and Thames Water have been consulted, and both have no objections to this development. As such the impact of this proposal upon the local drainage is not considered to be a reason for refusal of the application.

6.13 A badger survey was requested by the Oxfordshire Badger Group on 4th October 2015. A site visit has been carried out by the council's countryside officer. Following the site examination he has confirmed that no badger survey is needed on the proposed site.

7.0 CONCLUSION

7.1 The proposed building has been designed to reflect the scale of a detached house. The impact on the character and appearance of the area will be acceptable. The proposal will cause no harm to neighbours through overlooking, dominance or loss of light. A safe access can be provided as well as an adequate level of parking. Overall the adverse impacts do not significantly or demonstrably outweigh the benefits of the proposal. Therefore, following paragraph 14 of the NPPF, the presumption in favour of granting planning permission holds.

8.0 RECOMMENDATION

8.1 **To grant planning permission subject to the following conditions:**

1. Time limit.
2. Approved plans.
3. Materials (samples).
4. Materials in accordance with application.
5. Building details.
6. Surface water drainage.
7. Drainage details (surface and foul).
8. Slab levels (dwellings).
9. Cycle parking.
10. Landscaping scheme (submission).
11. Landscaping scheme (implementation).
12. Car parking.
13. No drainage to highway.
14. Bicycle parking.
15. Obscure glazed window.

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