

**CUM/5932/3-X – Mr & Mrs K A Joynson**

**Demolition of existing dwelling and garage. Erection of two detached dwellings with double garages.**

**CUM/5932/4-X – Jen Joynson**

**Demolition of existing garage. Erection of one four bedroom detached dwelling and two double garages.**

**98 Oxford Road, Cumnor.**

**1.0 The Proposal**

1.1 These applications seek outline planning permission to erect a new dwelling in the rear garden. They are two alternative schemes on the site, the first of which also seeks to demolish the existing dwelling and erect a new detached dwelling in its place. The second seeks to retain the existing dwelling.

1.2 On a procedural matter, since the 10<sup>th</sup> August 2006 further elements of the Planning and Compulsory Purchase Act 2004 have come into force, where the categories for reserved matters have been changed to the following: access, appearance, landscaping, layout and scale.

1.3 As these applications were submitted prior to the 10<sup>th</sup> August, the old criteria of siting, means of access, external appearance, landscaping and design have been addressed by the applicants, with means of access and siting being due for consideration with the rest being the 'reserved' matters. Under the new planning regime, these translate to access and layout being due for consideration under this application with appearance, landscaping and scale being the new 'reserved' matters.

1.4 A copy of the plans showing the siting of the proposed dwellings on the first application, and the location of the vehicular access is attached at **Appendix 1**.

1.5 A copy of the plans showing the siting of the proposed dwelling to the rear in the second application, and the location of the vehicular access is attached at **Appendix 2**.

1.6 The property lies on the north side of Oxford Road and is bounded by dwellings to the east and west, with an agricultural access running along the immediate western boundary separating the gardens of Nos. 98 and 100 and providing access to the fields to the north (rear).

1.7 The applications have been referred to Committee because several letters of objection have been received.

**2.0 Planning History**

2.1 In 1981, planning permission was granted for extensions and alterations to the existing dwelling. A further permission was granted in 1984 for more alterations to provide bay windows to the dwelling.

2.2 An application to demolish the existing dwelling and replace it with three dwellings was withdrawn in July 2006.

**3.0 Planning Policies**

3.1 *Vale of White Horse Local Plan 2011*

Policy GS5 (making efficient use of land and buildings) seeks to promote the efficient re-use of previously developed / unused land and buildings within settlements, provided there is no conflict with other policies in the Local Plan.

- 3.2 Policy H11 (development in the larger villages) enables new housing development within the built-up areas of the larger villages such as Cumnor, provided the scale, mass, layout, and design of the new dwellings would not materially harm the form, structure or character of the settlement, and does not involve the loss of facilities important to the local community (i.e. formal / informal open space).
- 3.3 Policies DC1, DC5, DC6, and DC9 (quality of new development policies) are relevant and seek to ensure that all new development is of a high standard of design / landscaping, does not cause harm to the amenity of neighbours, and is acceptable in terms of highway safety.
- 3.4 PPG3, "Housing", is also relevant and explains the presumption in favour of developing previously developed sites within urban areas for housing ahead of green field sites, and making the most efficient use of land.

#### 4.0 **Consultations**

- 4.1 Cumnor Parish Council had not responded at the time of writing this report. Any response will be reported at the Meeting.
- 4.2 County Engineer – No objections subject to conditions.
- 4.3 Drainage Engineer – No objections subject to a condition requesting further details.
- 4.4 Seven letters of objection have been received from local residents on CUM/5932/3-X and five letters of objection on CUM/5932/4-X. These are summarised below:
- The additional dwelling to the rear will be visually intrusive and out of keeping.
  - The proposal will result in the removal of trees.
  - The proposal creates a precedent for other undesirable back land development.
  - Oxford Road is a narrow one-way street that suffers from considerable congestion at peak times, due to the school run and deliveries to nearby shops. A new dwelling will add to this.
  - The driveway joins Oxford Road at a busy junction on a sharp bend with limited visibility. Additional traffic from this development would thus be dangerous.
  - Demolition of the existing property will spoil the character of the area.
  - The new dwelling should be single storey only.
  - The new dwelling will overlook neighbouring houses and gardens.
  - A dwelling to the rear will create further light pollution and will disrupt local wildlife.
  - The infilling of properties and the destruction of gardens is out of character with Cumnor Village.

#### 5.0 **Officer Comments**

- 5.1 The main issues in both applications are considered to be 1) the impact on the character and appearance of the area, 2) the impact on the amenities of neighbouring properties, 3) the safety of the access and parking arrangements, and 4) precedent.
- 5.2 On the first issue, the proposed demolition of the existing dwelling and the building of two new two-storey dwellings on this site are considered acceptable. Your Officers consider that the footprint of the new units proposed and their proposed siting are in keeping with other two storey properties in the locality. There is sufficient private amenity space for both proposed dwellings that is similar in size to other properties in the locality and, together with the existing boundary fences, walls and landscaping on the site, the new dwellings will not be harmful to the immediate locality. Your officers also consider that the alternative scheme to retain the existing dwelling and build a new dwelling to the rear is acceptable for these reasons.
- 5.3 Turning to the second issue, the potential harm to neighbours, your Officers consider that Nos. 96 and 100 Oxford Road are the properties most affected by the provision of a new dwelling to

the rear. In terms of privacy, the siting of this new dwelling is such that direct overlooking of No. 96 will not occur. The access drive to this new dwelling is also considered acceptable, being no different to the current access serving the garage of No. 98. The impact on No. 100 is considered acceptable in the light of the relationship it has with the existing dwelling at No 98 and the agricultural access that separates the two sites. The replacement dwelling will not change this. There is also considered to be no adverse impact from the new dwelling to the rear on No. 100 given that the overall distance between the new dwelling and No 100 is approximately 35 metres.

- 5.4 On the issue of parking and access, the proposed arrangements are considered acceptable. The parking provision shown of 2 garage spaces and 2 spaces for each dwelling are considered to be sufficient in this location. Furthermore, the County Engineer has no objection to the proposal in terms of using the existing access.
- 5.5 With regard to precedent, whilst this can be material where other sites possibly suitable for similar development can be identified in the locality, Members will be aware that each proposal must be considered on its own merits. In this case, there are other potential sites in the vicinity that could be the subject of a similar proposal. However, given the thrust of Government guidance on new housing, particularly in terms of making more efficient use of land within settlements, Officers consider that the issue of precedent is not such as to warrant refusal of these proposals.

## 6.0 **Recommendation**

6.1 *That planning permission CUM/5932/3-X be granted subject to the following conditions:*

1. *TL2 Time Limit – outline application*
2. *OL3 Outline condition (excluding layout and access)*
3. *RE14 Garage accommodation*
4. *RE7 Boundary details*
5. *HY3 Access in accordance with specified plan*
6. *RE3 Restriction on alterations and extensions to dwelling*
7. *LS4 landscaping scheme*
8. *RE8 – Drainage details (surface water and foul sewage)*
9. *HY16 – Turning space in accordance with specified plan*

6.2 *That planning permission CUM/5932/4-X be granted subject to the following conditions:*

1. *TL2 Time Limit – outline application*
2. *OL3 Outline condition (excluding layout and access)*
3. *RE14 Garage accommodation*
4. *RE7 Boundary details*
5. *HY3 Access in accordance with specified plan*
6. *RE3 Restriction on alterations and extensions to dwelling*

7. *LS4 landscaping scheme*
8. *RE8 – Drainage details (surface water and foul sewage)*
9. *HY16 – Turning space in accordance with specified plan*