

APPLICATION NO.	P16/V0180/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	26.1.2016
PARISH	CUMNOR
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts
APPLICANT	Mr G Bertram
SITE	9 Turnpike Road, Cumnor Hill Oxford, OX2 9JQ
PROPOSAL	Demolition of existing garage and erection of two storey side extension.
AMENDMENTS	None
OFFICER	Penny Silverwood

SUMMARY

The application is referred to committee as Cumnor Parish Council objects.

The proposal is for the erection of a two storey side extension and single storey rear extension following the demolition of the existing garage. The application is the re-submission of an application deferred from committee on 13 January 2016 to investigate whether the ownership certificate had been correctly served. The previous application was subsequently withdrawn and this new application has been submitted.

The main issues are:

- The impact on the visual amenity of the area, which is considered acceptable.
- The impact on the amenities of neighbouring properties, which is considered acceptable
- Whether there is adequate off-street parking within the site, which it is considered there is.

The application is recommended for approval, subject to conditions.

1.0 INTRODUCTION

1.1 The property is a detached dwelling located within the established residential area of Cumnor Hill. Neighbouring properties are to the north-east, east and south-east. Vehicular access to the site is obtained from Turnpike Road which runs along the west boundary of the site. A copy of the site plan is **attached** at Appendix 1.

1.2 The application comes to committee as Cumnor Parish Council objects.

1.3 Members will recall that a previous application on this site (P15/V2144/HH) was considered at committee on 13 January 2016 and was deferred to investigate concerns regarding the ownership certificate. That application was subsequently withdrawn. This application is a resubmission of that planning application. The ownership certificate for the new application certifies that the applicant is the site owner.

2.0 PROPOSAL

2.1 The application seeks planning permission for the erection of a two storey side extension to replace the original garage (which has been demolished) and a single storey rear extension. This will allow for the enlargement of living space and a replacement garage on the ground floor and one additional bedroom and bathroom on

the first floor.

- 2.2 The two storey side extension will project from the north elevation of the existing property by approximately 6.7 metres, replacing the original garage which before demolition projected approximately 4.7 metres. It will be 6.9 metres wide. It will have a pitched roof measuring approximately 6.8 metres to the ridge and approximately 5 metres to the eaves. The single storey rear extension will project from the rear elevation of the proposed extension by approximately 2.1 metres and it will be 4.7 metres wide. It will have a pitched roof with a height of approximately 3.7 to the ridge and approximately 2.5 metres to the eaves. A copy of the application plans are **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1

Cumnor Parish Council	<p>Objection. The grounds for objection are:</p> <ul style="list-style-type: none"> - Increase in floor area of 66% - Scale and mass is out of keeping and character of existing buildings and the plot - Incorrect interpretation of building line.
Neighbours/ Individuals	<p>Three objections have been received.</p> <p>Concerns in summary are:</p> <ul style="list-style-type: none"> - Positioning of garage and parking is too close to a blind bend - Scale, massing, design and size of development is out of character with other properties - Proposed footprint is too large for the already small garden - Doesn't comply with policies DC1, DC9 and H24 - There should be no subdivision in the future - Loss of privacy and overlooking to 7 Turnpike Road - Covenants on property that dictate that visual amenity test is higher in this locality.

4.0 RELEVANT PLANNING HISTORY

4.1 Applications

[P15/V2144/HH](#) - Withdrawn (22/01/2016)

Demolition of existing garage and erection of two storey side extension.

[P65/V0153](#) - Approved (27/09/1965)

Estate layout and erection of 5 bungalows.

[P63/V0153](#) - Approved (27/09/1965)

Estate layout and erection of 5 bungalows.

[P63/V0112/O](#) - Approved (12/11/1964)

Residential development. Land of Cumnor Hill/Cotswold Road.

4.2 Pre-application advice

No relevant pre-application advice history.

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework 2012 and National Planning Practice Guidance 2014.

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

application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight. The NPPG provides supplementary guidance to the NPPF.

5.2 Vale of White Horse Local Plan 2011 policies;

The development plan for this area comprises the adopted Vale of White Horse Local Plan 2011. The following local plan policies relevant to this application were ‘saved’ by direction on 1 July 2009.

Policy Number	Policy Title
DC1	Design
DC5	Access
DC9	The Impact of Development on Neighbouring Uses

5.3 Emerging 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.

Policy Number	Policy Title
Core Policy 1	Presumption in favour of sustainable development
Core Policy 37	Design and local distinctiveness

5.4 Supplementary Planning Guidance

- **Design Guide – March 2015**

The following sections of the Design Guide are particularly relevant to this application:-

- Responding to local character (DG103)
- Consider your neighbours (DG104)
- Scale, form and massing (DG105)
- Design considerations (DG106)
- Side extensions (DG109)
- Rear extensions (DG110)

5.5 Neighbourhood Plans

Cumnor does not currently have a neighbourhood plan.

5.6 Other Relevant Legislation

- Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

- Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in determining this application are the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties and the impact on highway safety.

6.2 Impact on visual amenity

The ridge line of the proposed extension will be set down from the ridge line of the existing property and the same angle of roof pitch as the existing is proposed. The first floor element of the proposals will be set back from the front elevation by approximately 0.8 metres. The ground floor element of the extension will be in line with the existing dwelling, however as this was the existing arrangement with the original garage that has since been demolished, this is considered acceptable. The design responds to and coordinates with the character of the existing property and material to match the existing are proposed to be used.

6.3 Concerns have been raised by the parish council and neighbouring properties with regard to the design, scale and massing of the proposals being out of character and inappropriate to the plot and the surrounding area. Officers consider that, bearing in mind the original garage that has since been demolished, the net increase in size is relatively modest. The total length of the front elevation including the now demolished garage was approximately 14.3 metres while the total length with the proposed extension will be approximately 16.4 metres, an increase of only 2.1 metres. Essentially, therefore, the main change will be the addition of the first floor element of the extension. As this element is to be set down from the main ridge and set back from the main front wall, it will have a subordinate appearance in accordance with the design guide. Overall officers consider the proposal represents a subordinate addition to the dwelling that is proportionate to the scale, form and massing of the existing dwelling.

6.4 Turnpike Road and the surrounding area does not benefit from any special environmental designation relating to its visual amenity. It is a typical residential estate of its time and there are a variety of building forms and types in the surrounding area. Therefore officers consider the proposed extensions to no.9 Turnpike Road are in keeping with the existing property and do not adversely affect the visual amenity of the surrounding area.

6.5 Concerns have also been raised by the parish council and neighbouring properties with regards to the proposals contravening the established building line, causing harm to the character and appearance of the area. Members will be aware that the concept of the building line holds much less weight now than previously. Nevertheless the proposed extension will sit in line with the existing property along Turnpike Road to the south and it will not encroach beyond the building line of properties along Turnpike Road to the east. Consequently officers consider there will be no harm to the character or appearance of the area arising from the position of the proposed extension.

6.6 Impact on neighbouring amenity

Objections have been raised regarding the loss of light and privacy to two first floor windows and one ground floor window on the side elevation of the neighbouring property to the north-east, no.7 Turnpike Road. Due to the existing relationship between the two properties, to protect the amenities of the neighbouring property it is deemed necessary to ensure that all additional windows to the rear of the extension are obscure glazed and non-opening or with a sill height of above 1.7 metres (i.e. above eye level) by way of conditions. The plans as submitted indicate that the two additional first floor windows on the rear elevation will be obscure glazed, the ground floor window to serve the utility room will have a sill height of 1.7 metres and the ground floor window on the rear elevation of the garage will be obscure glazed. Subject to the above being controlled by conditions officers consider there will be no impact on the amenities of neighbouring properties in terms of overlooking, dominance or overshadowing.

6.7 The proposals include the insertion of a ground floor and first floor window on the side elevation facing north. There is a distance of approximately 32 metres across Turnpike

Road between this elevation and no.10 Turnpike Road and therefore officers consider there will be no impact on the amenities of neighbouring properties in terms of overlooking as a result of the side windows.

6.8 Concerns were raised by the neighbouring property to the north-east, no.7 Turnpike Road, regarding the loss of light to the ground floor window on the side elevation of this property as a result of the new boundary wall to be constructed between the two curtilages. The application drawings show the height of the boundary wall to be constructed will be two metres high. Under permitted development rights a wall up to two metres in height can be constructed in this location without requiring planning permission. Thus the wall is considered to be acceptable.

6.9 **Impact on highway safety**

Concerns have been raised by neighbouring properties with regards to safety impacts on the highway as a result of the garage being further north than the previously demolished garage. The difference is relatively small. The highways liaison officer has previously raised no objections to the previously withdrawn scheme (P15/V2144/HH) with regards to the access arrangements and did not consider there to be a significant intensification of traffic activity as a result of the proposed extension. The application as submitted is the same as the previously withdrawn scheme.

6.10 The proposals provide one additional bedroom to the property, increasing from four to five. The highways liaison officer has previously raised no objections to the parking provision, subject to conditions securing the garage to remain as such and ensuring the parking area is SUDs compliant. Consequently officers consider there will be no significant impact on highway safety.

6.11 **Other considerations**

Concerns have been raised by a neighbouring property regarding a covenant on this property dictating that visual amenity tests are considerably higher in this locality. The details of such a covenant are unknown, however this is a civil matter and therefore not a planning consideration.

7.0 **CONCLUSION**

7.1 The development does not harm the visual amenity of the area or the amenities of neighbouring properties, and there is adequate off-street parking within the site. The development, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan 2011. The development is also considered to comply with the provisions of the council's adopted Design Guide and the National Planning Policy Framework.

8.0 **RECOMMENDATION**

To grant planning permission, subject to the following conditions:

1. **Commencement three years - full planning permission.**
2. **Approved plans.**
3. **Matching materials.**
4. **Window sill height (extension).**
5. **Obscured glazing (opening).**
6. **No drainage to highway.**
7. **Garage accomodation.**

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