

**CUM/8320/1 – Mr & Mrs G Philip**

**Demolition of existing house and garage. Erection of two storey replacement building comprising of 4x2 bed and 1x1 bed flats. Erection of 6x3 bed houses and erection of a 1x1 bed coach house with associated off-street parking and landscaping.**

**40 Cumnor Hill, Oxford, OX2 9HB**

- 1.0 This application was considered by Committee on 8<sup>th</sup> January 2007, when it was recommended for approval. Committee however, resolved to refuse planning permission and delegated the decision to agree the reasons for refusal to the Deputy Director in consultation with the Chair / Vice Chair, the Ward Member and Opposition Spokesman. Notwithstanding this consultation, the Vice Chair has requested the matter is referred back to the Committee for agreement. An extract of the minutes of that meeting is attached as **Appendix 1**.
- 2.0 The following reasons are suggested, and are considered by Officers to accurately reflect Committee's resolution to refuse planning permission:
1. *Having regard to its prominent and elevated location, the overall design, height, bulk, scale and massing of the proposed building on the road frontage represents an intrusive and inappropriate form of development which is detrimental to the character of Cumnor Hill. As such the proposal is contrary to Policies H10 and DC1 of the adopted Vale of White Horse Local Plan 2011 and to advice contained in PPS1 "Delivering Sustainable Development" and PPS3 "Housing".*
  2. *The proposed development, by reason of its juxtaposition with neighbouring dwellings, represents an unneighbourly form of development that is harmful to the amenities of those properties, in particular no.36 Cumnor Hill, in terms of overshadowing, over dominance and overlooking. As such the proposal is contrary to Policies DC1 and DC9 of the adopted Vale of White Horse Local Plan 2011.*
  3. *In the absence of information to prove otherwise, the proposed development would be at direct risk of flooding and would increase the risk of flooding elsewhere contrary to Policies DC13 and DC14 of the adopted Vale of White Horse Local Plan 2011 and to the advice contained in PPS25 "Development and Flood Risk".*
  4. *In the absence of financial contributions to meet the need generated by the additional housing, the proposal would result in a detrimental impact on existing services and social infrastructure. As such the proposal is contrary to Policy DC8 of the adopted Vale of White Horse Local Plan 2011.*