

<b>APPLICATION NO.</b>	<a href="#">P16/V0023/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	4.2.2016
<b>PARISH</b>	CUMNOR
<b>WARD MEMBER(S)</b>	Dudley Hoddinott Judy Roberts
<b>APPLICANT</b>	Mrs Sarah Ross
<b>SITE</b>	Pook's 121 Cumnor Hill Oxford, OX2 9JA
<b>PROPOSAL</b>	Erection of two bay cart shed/garage (retrospective)
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	447545/204753
<b>OFFICER</b>	Abbie Gjoka

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## SUMMARY

The application is referred to committee as the parish council objects.

The proposal is for retrospective planning permission for a two-bay open-fronted garage building located to the front of no.121 Cumnor Hill within the front garden.

The main issues are:

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

The recommendation is for approval.

## 1.0 INTRODUCTION

- 1.1 The property is a detached dwelling situated on Cumnor Hill on a broadly rectangular plot. The dwelling is set back approximately 32 metres from the road. Vehicular access is taken from Cumnor Hill by a private driveway running along the side of the property. A copy of the site plan is **attached** at Appendix 1.
- 1.2 The application comes to committee as Cumnor Parish Council objects.

## 2.0 PROPOSAL

- 2.1 The application seeks retrospective planning permission for the erection of a double garage building located to the front western elevation of the dwelling.
- 2.2 The outbuilding measures 6.0 metres wide by 5.0 metres deep and has a cat-slide style roof. The eaves at the highest point measure 2.1 metres and approximately 1.3 metres at the lowest point. The ridge height measures 3.8 metres. The front elevation which faces the house is open sided. The rear elevation which fronts Cumnor Hill has relatively low eaves measuring 1.3 metres. The outbuilding is constructed from an oak frame with a grey slate roof. A copy of the application plans is **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Below is a summary of the responses received to the plans. A full copy of all the comments made can be viewed online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

3.2 Cumnor Parish Council	Objects. Their objections may be summarised as follows: <ul style="list-style-type: none"> <li>• Proposal is intrusive to the neighbouring property no.123 Cumnor hill.</li> <li>• The proposal extends the building line.</li> </ul>
Neighbours - objection	One letter of objection. Objections may be summarised as follows: <ul style="list-style-type: none"> <li>• Concerns that a recently constructed detached garage located to the rear which serves a newly constructed dwelling has been converted to residential use.</li> </ul>
Highways Liaison Officer	Has raised the following comments: <ul style="list-style-type: none"> <li>• To accord with standards, a double garage is required to be 6 x 6 metres minimum in size for car parking spaces.</li> </ul>

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/V1078/DIS](#) - Approved (31/07/2014)

Discharge Conditions 3, 4, 8, 9 and 10 of planning permission P11/V1971.

Construction of access, closure of existing access and erection of new dwelling and garage.

[P11/V1971](#) - Approved (01/11/2011)

Construction of access, closure of existing access and erection of new dwelling and garage.

[P08/V1351](#) - Refused (03/10/2008)

Construction of access, closure of existing access and erection of dwelling and garage.

[P08/V0042](#) - Other Outcome (27/02/2008)

Erection of a dwelling and garage building. Construction of a new access and closure of existing access

[P07/V0032](#) - Approved (01/03/2007)

Extensions to dwelling (amendment to application CUM/4817/1)

[P05/V0866](#) - Approved (11/08/2005)

Proposed two storey rear extension, porch and conservatory.

[P79/V1265](#) - Approved (28/11/1979)

Kitchen extension. 121 Cumnor Hill, Oxford. BR No. 1344/79

**5.0 POLICY & GUIDANCE**

**5.1 Vale of White Horse District Council Local Plan 2011**

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 No.	Policy Title
DC1	Design
DC5	Access
DC9	The Impact of Development on Neighbouring Uses
HE1	Preservation and Enhancement: Implications for Development

**5.2 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 No.	Policy Title
Core Policy 37	Design and local distinctiveness
Core Policy 39	The historic environment

**5.3 Supplementary Planning Guidance**

- Design Guide – adopted March 2015  
The following sections of the Design Guide are particularly relevant to this application:-
  - *Responding to Local Character (DG103)*
  - *Consider your neighbours (DG104)*
  - *Design considerations (DG106)*
  - *Loft conversions and roof extensions (DG111)*

**5.4 National Planning Policy Framework (NPPF) – March 2012.**

**5.5 Planning Practice Guidance 2014.**

**5.6 Neighbourhood Plan**

Cumnor has not submitted a neighbourhood plan.

**5.7 Human Rights Act**

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.

**5.8 Equalities**

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 the determination of this application are

- Impact on the visual amenity of the area, and whether the proposal preserves or enhances the character and appearance of the conservation area.
- Impact on neighbouring properties.
- Impact on the highway and whether adequate car parking is available.

**6.2 Impact on visual amenity**

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

6.3 Cumnor Hill is identified in the adopted design guide as a lower density area with a spacious and verdant character and appearance. The outbuilding has relatively low eaves with a cat slide roof. When viewed from Cumnor Hill the building has relatively low eaves of approximately 1.3 metres high, and therefore the outbuilding will not be prominent when viewed from outside the site at public vantage points. Given its proportions, the outbuilding will not appear visually intrusive or detrimental to the visual amenity of the area. The materials which have been used to construct the outbuilding are traditional oak and slate roof tiles. This part of Cumnor Hill does not have a defined building line. Dwellings are staggered in terms of their distance from the road. There are also various other outbuildings located to the front of dwellings along Cumnor Hill. Overall, therefore, officers consider the impact of the building on the locality is acceptable.

**6.4 Impact on neighbours**

Policy DC9 of the local plan states that development would not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of loss of privacy, daylight or sunlight, dominance or visual intrusion, noise or vibration, smell, dust or other emissions

6.5 The outbuilding is located approximately 15 metres from the neighbouring property to the south western side (no.123 Cumnor Hill). Given the relatively low height of the outbuilding, and the position and orientation of neighbouring properties, it is considered that the amenities of these dwellings are not harmed by the proposal in terms of overshadowing, dominance or overlooking.

**6.6 Impact on highway and parking**

Policy DC5 of the local plan seeks to ensure that a safe and convenient access can be provided to and from the highway network, and that adequate parking is provided.

6.7 The development has not resulted in any increase in bedrooms or the loss of any car parking on the existing hard-standing driveway. The area to the front of the property is used for parking and is of sufficient size to accommodate four cars. This level of parking is appropriate for the property. The proposal has not altered the existing access arrangements to the site and does not compromise highway safety. The county highways officer has pointed out that the depth of the internal parking area (5 metres) is less than the recommended depth for garages of 6 metres. A depth of 5 metres is suitable for most domestic vehicles and officers do not consider that the shortfall is sufficient to justify refusal of the application.

**6.8 Other Issues**

A neighbour has referred to works carried out to another garage building to the rear of the house. This matter is under separate investigation and is not a material consideration to the consideration of this application.

**7.0 CONCLUSION**

7.1 The outbuilding does not harm the visual amenity of the area and does not harm the amenities of neighbouring properties. Adequate parking is available within the site. The proposal 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.

The development is also considered to comply with the provisions of the National Planning Policy Framework.

**8.0 RECOMMENDATION**

**It is recommended that Planning Permission is granted.**

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