

<b>APPLICATION NO.</b>	<a href="#">P16/V1092/HH</a>
<b>SITE</b>	9 Turnpike Road, Cumnor Hill, OX2 9JQ
<b>PARISH</b>	Cumnor
<b>PROPOSAL</b>	Demolition of existing garage and erection of two storey side extension (amendment to P16/V0180/HH). (as amended by plans received 1 August 2016). Further amended plans received 06/10/2016 to show additional internal staircase.
<b>WARD MEMBER(S)</b>	Dudley Hoddinott Judy Roberts
<b>APPLICANT OFFICER</b>	Mr G Bertram Penny Silverwood

---

## RECOMMENDATION

To grant planning permission subject to the following conditions:

1. Approved plans.
2. Matching materials.
3. Windowsill height (extension) restricted to 1.7m.
4. Obscured glazing (opening).
5. No drainage to highway.

## 1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application was deferred from committee on 12 December 2016 to allow for an enforcement assessment to be provided to members.
- 1.2 Members will recall that a previous application on this site (P16/V0180/HH) was considered at committee on 23 March 2016 and was granted planning permission. This application, for a two storey side extension, is similar to that previously approved except mainly for the removal of the integral garage and replacement with additional living accommodation.
- 1.3 The officer's report from 12 December 2016 containing the assessment of the application can be found **attached** in Appendix 1.

## 2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 No further consultation responses have been received since the application was heard at committee on 12 December 2016.
- 2.2 A summary of the responses received previously to the current proposal can be found within the officer's report from 12 December 2016, in Appendix 1.

2.3 A full copy of all the comments made can be seen online at [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

### **3.0 RELEVANT PLANNING HISTORY**

3.1 Relevant planning history of the site is detailed within the officer's report from 12 December 2016, in Appendix 1.

### **4.0 ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The site area is less than 5 hectares and the site is not in a 'sensitive area'. The proposal is not therefore, EIA development.

### **5.0 MAIN ISSUES**

5.1 Officers have assessed this application on its own merits, based on the information and plans submitted, regardless of the potential future use or future proposals for the site that may come forward at a later date. Therefore an assessment has been made of the potential impacts and potential policy contraventions as a result of the differences between the extant planning permission for a two storey side extension (approved 23 March 2016) and what has been proposed in this application.

5.2 The proposed differences in the details submitted with this application and the previously approved scheme are:

- Conversion of the garage into additional living accommodation, including the removal of the garage door and insertion of two additional windows on the ground floor front (west) elevation.
- Insertion of a side door on the north elevation into the proposed additional living accommodation.
- Erection of a second staircase within the internal layout
- Provision for four parking spaces to the front (west) elevation
- Insertion of a gate into the proposed boundary wall.

5.3 A full assessment of the impact of these proposed changes can be found in the officer's report from 12 December 2016 (appendix 1).

### **5.4 Planning Enforcement Position Statement (ref: VE16/172)**

#### Background

Planning enforcement investigation VE16/172 was commenced in April 2016 after reports that the development of a two storey side extension at 9 Turnpike Road was not being built in accordance with planning permission P16/V0180/HH (approved March 2016).

5.5 The case officer assessed the development during the early stages of the build and noted a garage had not been implemented as per the approved scheme.

5.6 The case officer negotiated the submission of a new application in an attempt to regularise the changes to the development. This was application P16/V1092/HH which is currently being considered.

5.7 Current Status of Development

Whilst the works undertaken match with the footprint of the approved extension (P16/V0180/HH) and externally the works match the plans for the application currently under consideration, a series of site visits over the last few months have confirmed in the enforcement officer's opinion that neither the approved scheme (P16/V0180/HH) nor the current scheme under consideration (P16/V1092/HH) have been implemented. In the officer's opinion the development has the character and facilities of a separate new dwelling. The construction of a new dwelling in planning law always requires planning permission. As an application has not been made a breach of planning control is occurring that is vulnerable to enforcement action.

5.8 Next steps

To enable the enforcement team to effectively consider the expediency of taking enforcement action and what form the action should take it is important a decision is made at committee for the current proposed scheme P16/V1092/HH. This is essential as it provides officers with a base line of acceptable development to work from.

5.9 Once a decision has been made by planning committee the enforcement team will reassess the unauthorised development and take any appropriate action to remedy the breach of planning control and any identified planning harm it is causing. The decision of committee will be a material consideration in this process.

6.0 **CONCLUSION**

6.1 Officers have considered the proposed changes between the extant planning permission for a two story side extension and what is proposed in this application. The impact of the proposed development on the visual amenity of the area due to the hard surfacing to accommodate parking, and the revisions to the front elevation are not considered to be significant enough to warrant refusal of this application. With the inclusion of the recommended conditions the proposed development does not harm the amenities of neighbouring properties and adequate off-street parking is provided within the site.

The following planning policies have been taken into account:  
VALE OF WHITE HORSE LOCAL PLAN 2031 PART 1 – CP1, CP37

VALE OF WHITE HORSE LOCAL PLAN 2011 – DC5, DC9

VALE OF WHITE HORSE DESIGN GUIDE 2015

NATIONAL PLANNING POLICY FRAMEWORK 2012

**Case officer** – Penny Silverwood

**Email** – [penny.silverwood@southandvale.gov.uk](mailto:penny.silverwood@southandvale.gov.uk)

**Telephone** - 01235 422600