

APPLICATION NO.	P16/V1092/HH
SITE	9 Turnpike Road Cumnor Hill, OX2 9JQ
PARISH	CUMNOR
PROPOSAL	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.
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts
APPLICANT OFFICER	Mr G Bertram Penny Silverwood

RECOMMENDATION

It is recommended that planning permission is granted subject to conditions as follows:

1. Commencement three years
2. Approved plans
3. Matching materials
4. Window sill height (extension) restricted to 1.7m
5. Obscured glazing (opening)
6. No drainage to highway

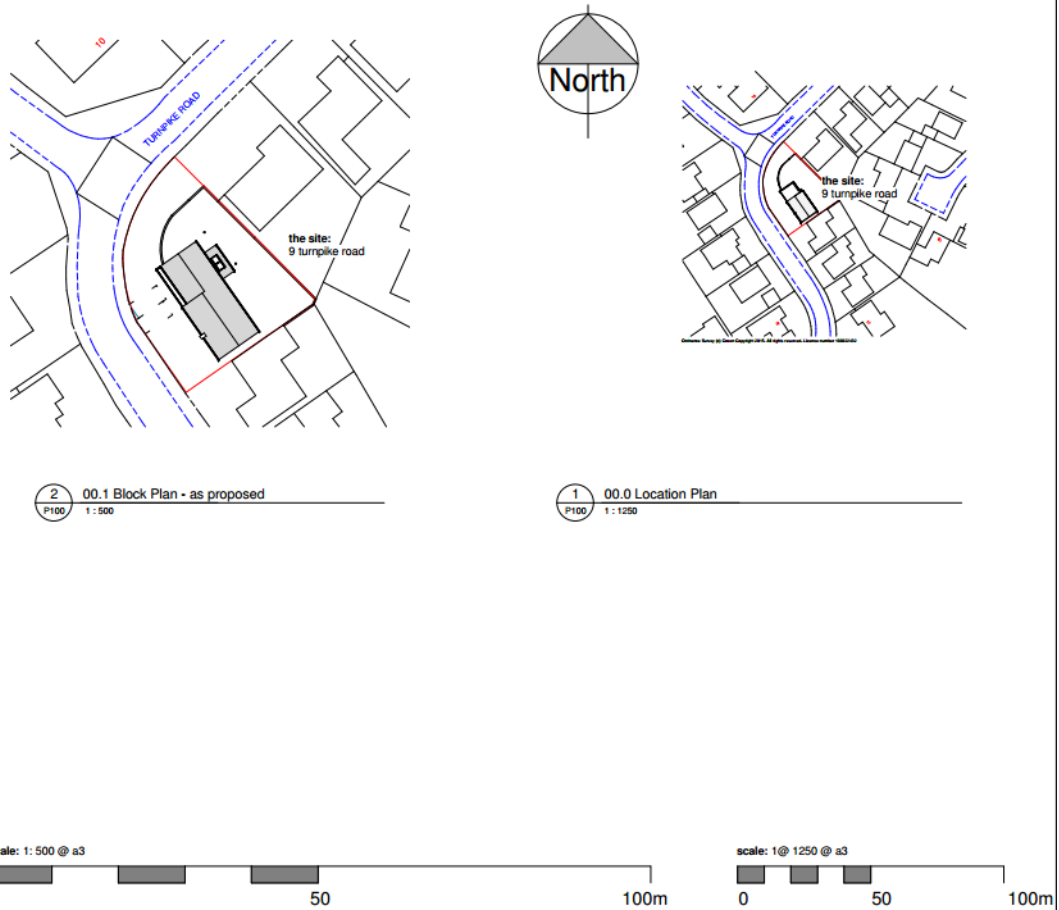
1. INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to committee at the discretion of the Development Manager.
- 1.2 The application site 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.
- 1.3 Members will recall that a previous application on this site (P16/V0180/HH) was considered at committee on 23 March 2016 and was granted 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.
- 1.4 There is a continued enforcement investigation ongoing at this application site. Enforcement officers do not consider that the previous permission has been

Appendix 1

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 implemented, as what is currently being constructed is materially different to what has been approved.

1.5 A site location plan is included below:



1.6 Extracts of the application plans can be found in appendix 1.

2. SUMMARY OF CONSULTATIONS AND REPRESENTATIONS

2.1 A summary of the responses received to the current proposal is below. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk.

2.2 A number of re-consultations were sent to consultees during the application process, due to a series of amended plans being received. Comments from all consultation periods have been summarised.

Cumnor Parish Council	First response (7/6/2016) :- Objection. Comments can be summarised as: <ul style="list-style-type: none"> • The proposal is too large and inappropriate for this plot • The elevational treatment is out of scale with the size and massing of the building and the proposed
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	<p>removal of the obscure glazing is inappropriate and encourages overlooking.</p> <ul style="list-style-type: none"> • Provision for car parking is inaccurate and not possible with the removal of the garage. • No sustainable drainage proposal, request a condition for this and a landscaping scheme to ensure the building is in an appropriate setting. • The current development is not being constructed according to the original permitted planning application. <p>Second response (19/7/2016) :- Objection. Comments can be summarised as:</p> <ul style="list-style-type: none"> • Previous objections still stand. • The two additional parking spaces have no driveway or access • The information is not adequate and does not explain exactly what amendments have been made. <p>Third response (6/9/2016) :- Objection. Comments can be summarised as:</p> <ul style="list-style-type: none"> • Previous objections still stand. • The minor modifications do not address any of the Parish Council’s previous objections. • The addition of two additional car parking spaces is not in keeping with neighbouring properties and is felt to be over provision. • The plans submitted do not represent what has already been developed. <p>Fourth response (18/10/2016) :- Objection. Comments can be summarised as:</p> <ul style="list-style-type: none"> • Previous objections still stand. • The plans submitted do not represent what has already been developed. • The additional staircase, two meters to supply gas and electricity and two doors have been installed prior to any amendment indicating strongly that the original proposal submitted was not accurate. • The planning system appears to be allowing the applicant to alter the proposal so drastically and then submit an amendment. • It appears to the Parish Council to be planning by stealth.
<p>Vale – Highways Liaison Officer (Oxfordshire County Council)</p>	<p>First response (14/7/2016):- No objection. Comments can be summarised as:</p> <ul style="list-style-type: none"> • Drawings submitted indicates an increase to four off-street car parking spaces within the curtilage.

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	<ul style="list-style-type: none"> • In this relatively sustainable location, and given that no on-street car parking pressure was noted during a recent early morning survey, three spaces could be considered as a minimum for this site at this time. • Given the lack of on-street car parking pressure, it is unlikely to be able to be demonstrated that any overflowing vehicles will impact highway safety in the vicinity, a recommendation for refusal on highway safety grounds could not be sustained. • A revised parking plan can be submitted as a planning condition. <p>Second response (15/8/2016):- No objection. Comments can be summarised as:</p> <ul style="list-style-type: none"> • Previous comments reiterated. <p>Third response (31/10/2016):- No objection. Comments can be summarised as:</p> <ul style="list-style-type: none"> • Previous comments reiterated.
<p>Ward Councillor for Cumnor (Dudley Hoddinott)</p>	<p>Objection. Comments can be summarised as:</p> <ul style="list-style-type: none"> • The design does not satisfy the Design Guide requirement DG51 on mass and scale. • The design does not reflect or respond to the scale of the existing neighbourhood houses and bungalows on Turnpike Road. • The proposal almost doubles the size of the original dwelling and is over dominant on the surrounding houses. • It would appear obvious that this extension is intended to be a separate semi-detached dwelling. • Over-development on this comparatively small site. • None of the drawings have agreed with the structure, as built.
<p>Neighbours/ Individuals</p>	<p>26 objections have been received. Concerns in summary are:</p> <ul style="list-style-type: none"> • The number of drawings neighbours have been asked to comment on is ridiculous. • It is unacceptable to bombard residents with scheme variations that are neither true nor accurate. • We fail to understand why a fully accurate scheme has not been submitted. • The development has not abided with previous plans and ignored stipulations. • Amended plans inaccurate

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	<ul style="list-style-type: none">• Errors in the application form, plans and poor design statement.• The application does not address all of the planning breaches, tries to remove further conditions from the original consent and does not fully represent what is currently being built.• It would be inconceivable for the planning authority to do a U-turn on its planning conditions within such a short time span.• Plans do not show the second staircase in the extension and the double window on the east elevation is not obscured as shown on the plans.• There is second front door with letter box, a second set of meter boxes, a second staircase, two driveways and a big dividing wall still in place.• We can expect further applications to reflect what is actually being constructed; sub-division of the property.• The developer has no interest or respect for this quiet residential neighbourhood.• The planning authority should ensure that appropriate development in keeping with a single dwelling is permitted on this site.• Community is perturbed by the developers clear flouting of due process, and complete manipulation of the planning process.• Enforcement team need to enforce.• The developer has shown complete disregard for the planning process, the locals and the neighbourhood through repeated applications to build an additional property through stealth.• Undermining the democratic process must be robustly rejected.• The proposed development is completely out of character with the locality and there is insufficient parking for a six bedroom house.• There are no other semi-detached houses in this road, it is out of keeping.• Aesthetically the development is hideous.• This proposed property is looking out of place in terms of size and lack of garage and is larger than other properties in the road.• The impact for the neighbours will be intolerable.• The conditions of the previously approved permission should be enforced.• The garage permitted in the previous plans should be retained in keeping with the surrounding properties.• Proposals are of a poor design.
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	<ul style="list-style-type: none">• The revised design for the west elevation is significantly inferior to the approved scheme with the loss of the garage and poor window fenestration. It is completely out of keeping with the character of the street.• The impact on the visual amenity of the area is no longer acceptable• The sea of hard surfaces at the front of the property is completely out of keeping with the area and demonstrates that the development does not satisfy the Design Guide.• It is significantly important for the garage to be retained to break up the particularly ugly elevation facing the road and ensure that it is more in keeping with neighbouring properties.• The lawn and topsoil should be reinstated.• An accurate and full design statement should be provided which fully explains the rationale for this scheme.• The height of the boundary wall should be the same as the existing wall and the footings should be within the boundary of number 9.• A wall height of 2400cm will obscure the ground floor side window of number 7 at 750mm away from the window. The increase in height of the garden wall is completely unacceptable.• Windows that were obscure glazed in the previous plans should be reinstated.• The amendments to make all low level windows on east elevation obscure is welcomed.• Cars will be on the bend in the road and this will obstruct pedestrians, children walking to school and disabled people in wheelchairs.
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3. RELEVANT PLANNING HISTORY

3.1 Planning permission was granted on 23 March 2016 for the erection of a two storey side extension including integral garage.

3.2 A previous application for the erection of a two storey side extension was withdrawn on 22 January 2016 following concerns regarding the ownership certificate.

4. ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

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

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5. MAIN ISSUES

Design, Layout and Visual Amenity

- 5.1 This application is for a two storey side extension; similar to that approved under application P16/V1080/HH but without an integral garage. A series of amended plans have been submitted during the application process. The final amended plans (received on 6 October 2016) confirm that the proposed differences in this application from the previously permitted scheme are:
- Conversion of the garage into additional living accommodation, including 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
- 5.2 With regards to what is being proposed in this application, and the subsequent amended plans; the mass and scale of the proposed extension is no greater than that permitted under application P16/V1080/HH and is therefore acceptable. The proposed windows to replace the previously permitted garage door to the front (west) elevation are in keeping with the pattern of windows on the existing dwelling. The design of the extension responds to and coordinates with the character of the existing property and materials to match the property are to be used.
- 5.3 Whilst the removal of the garage door does create a more uniform and long front façade, the proposed side extension is still considered to be subordinate to the existing dwelling in that the first floor element of the extension is to be set down from the main ridge and set back from the main front wall. The impact of the removal of the garage and replacement with windows at the ground floor is not considered to be significantly adverse to the visual amenity of the area to warrant refusal of the application.
- 5.4 The provision of four off-street car parking spaces (which have already been constructed) has resulted in the removal of the front lawn of the property. As discussed below, this is considered to be an over-provision as a minimum of three spaces is required for a property of this size. The removal of the front lawn does adversely impact the visual amenity of the area, and is out of character with the surrounding area as many properties along Turnpike Road and surrounding streets have front gardens. However, the removal of the front lawn to provide hard surfacing could be carried out at a later date under permitted development rights. Given this, officers do not consider that it is justifiable to recommend refusal with regard to the impact on the visual amenity of the area.

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5.5

Residential Amenity

The final submitted amended plans propose that all additional windows to the rear of the extension will be obscure glazed or installed with a sill height of above 1.7 metres (i.e. above eye level). Due to the existing relationship between the application site and the neighbouring property to the rear; 7 Turnpike Road, it is deemed necessary to secure this by way of conditions. The plans as submitted indicate that two additional first floor windows on the rear elevation will be obscure glazed, the ground floor window to the proposed rear extension, projecting into the garden, will have a sill height of 1.7 metres and the ground floor window on the rear elevation of the proposed additional living accommodation 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.

- 5.6 The final submitted amended plans propose that the boundary wall to the rear of the application site along the boundary with 7 Turnpike Road will be a maximum of 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.

Traffic, parking and highway safety

- 5.7 The amended plans received confirm that a five-bedroom dwelling is proposed. The highways officer from Oxfordshire County Council has been consulted on the proposals. Comments received have confirmed that the provision of three car parking spaces is the minimum required for the proposals at this site, and four off-street parking spaces are proposed. The highway officer also recommends that a revised parking plan, to illustrate only three parking spaces could be submitted through a planning condition. As discussed above, the hardstanding to accommodate all four of the car parking spaces could be carried out under permitted development, therefore officers do not consider it reasonable or justified to require a condition for an alternative parking arrangement.

Other considerations

- 5.8 A number of comments have been received from neighbours, the parish council and the ward councillor noting that the proposals as submitted in the amended plans do not reflect what is currently being constructed at the site, and the presence of two staircases, two sets of services and two front doors demonstrates that a separate dwelling is being created. Officers must consider the acceptability of the plans as submitted and therefore the considerations of this application are whether the two storey extension as submitted is acceptable. The applicant works at his own risk constructing without planning permission. If permission were to be granted for this application, the works should accord with the approved plans at the time of substantial completion and it is at this stage that enforcement action could be sought. The creation of an additional dwelling on this site would require planning permission. Any such application that came forward would be considered on its own merits.

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6. CONCLUSION

- 6.1 The impact of the proposed development on the visual amenity of the area due to the hard surfacing to accommodate parking, is not considered to be significant enough to warrant refusal of this application. The 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 2011 – DC1, DC5, DC9

DRAFT VALE OF WHITE HORSE LOCAL PLAN 2031: PART 1 – CP1, CP37

VALE OF WHITE HORSE DESIGN GUIDE 2015

NATIONAL PLANNING POLICY FRAMEWORK 2012

Case officer - Penny Silverwood

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Telephone – 01235 422600

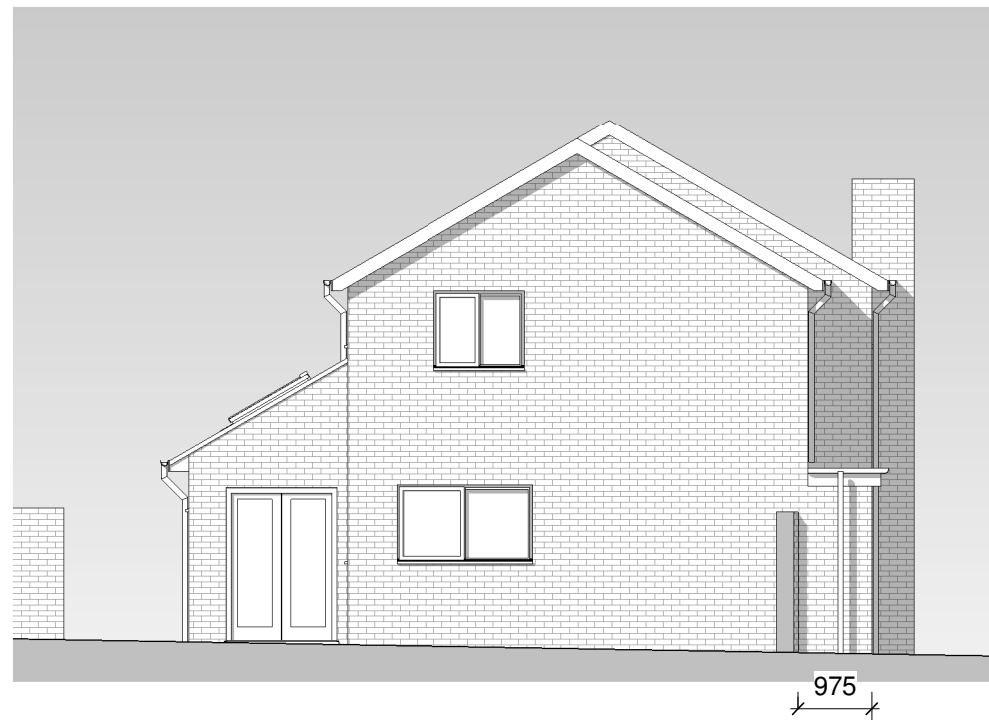
Appendix 1



materials - proposed:

- roof: interlocking concrete pantiles to match existing
- walls: facing brick to match existing
- windows: pvcu frames and sills - white to match existing. obscure glazed where shown grey
- doors: pvcu frames and sills - white to match existing

2 06.0b East elevation - as existing
p124 1 : 100



materials - proposed:

- roof: interlocking concrete pantiles to match existing
- walls: facing brick to match existing
- windows: pvcu frames and sills - white to match existing. obscure glazed where shown grey
- doors: pvcu frames and sills - white to match existing

1 07.0b North elevation - as existing
p124 1 : 100

Notes

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3. This drawing is to be removed from currency immediately a revised version is issued.
4. The contractor must check the existing construction on the site prior to commencement of the works.
5. All rights described in chapter 1V of the Copyright, Designs and Patents Act of 1988 have been generally asserted.

Rev	Date	Description

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client:	Mr G. Bertram
job:	Proposed development at 9 Turnpike Road, Cumnor, Oxford
title:	Elevations 2 - as existing
status:	planning issue-2016
scale:	1 : 100
date:	april 2016
no:	1538 p124

scale: 1: 100 @ a3



Notes

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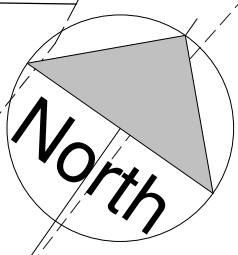
Rev	Date	Description

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client:	Mr G. Bertram
job:	Proposed development at 9 Turnpike Road, Cumnor, Oxford
title:	Ground Floor Plan - as existing
status:	planning issue-2016
scale:	1 : 100
date:	april 2016
no:	1538 p121



turnpike road

nominal building line

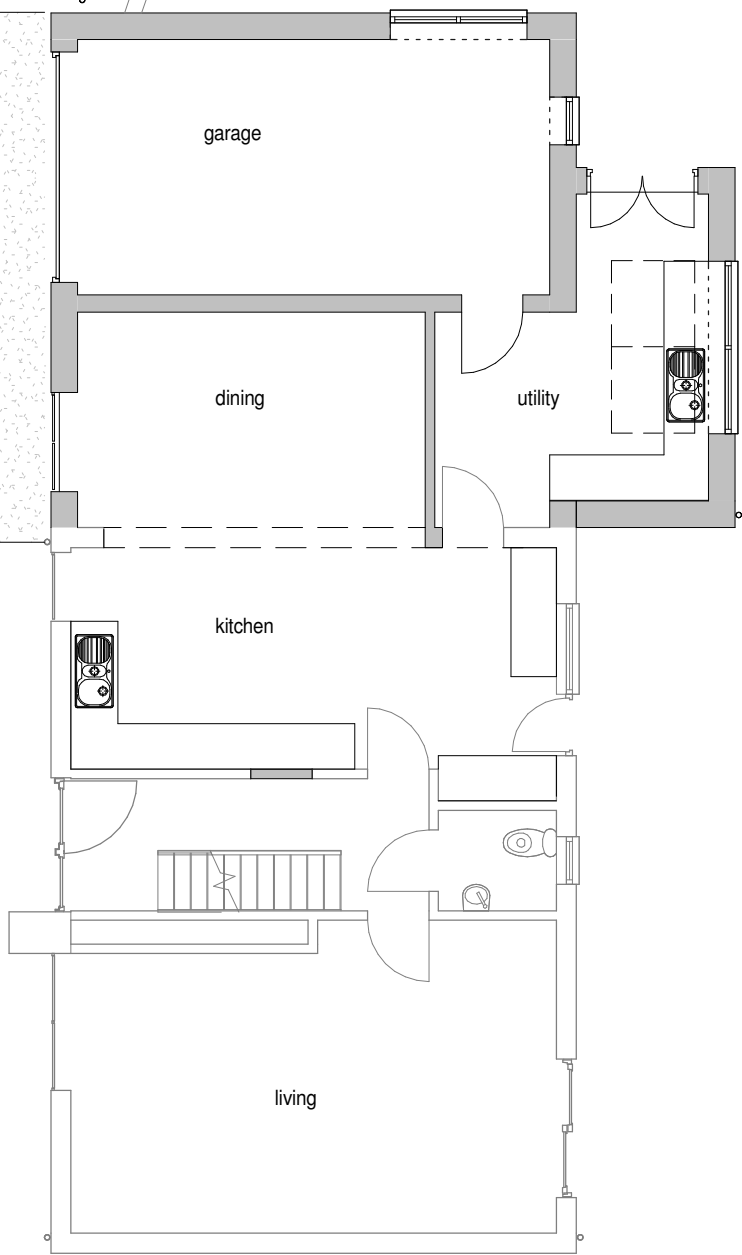
boundary:
 1800mm high
 brick side
 boundary wall

boundary wall:
 2000mm high
 rear brick
 boundary wall

tarmac:
 paved area for
 parking/turning

tarmac:
 paved area for
 parking/turning

crossover:



1
 p121

02.1b Ground Floor - as existing
 1 : 100

scale: 1: 100 @ a3

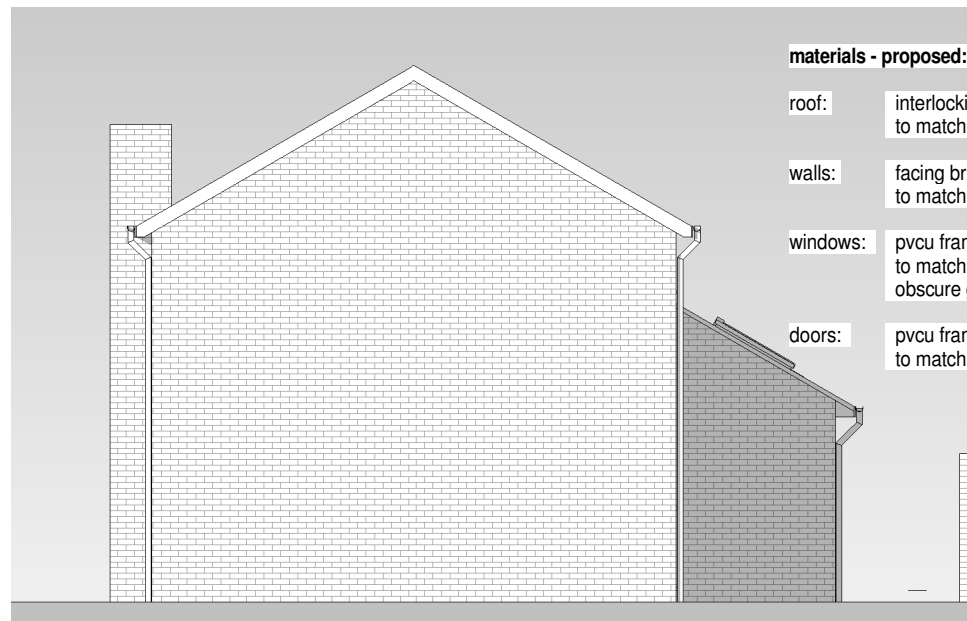




materials - proposed:

- roof: interlocking concrete pantiles to match existing
- walls: facing brick to match existing
- windows: pvcu frames and sills - white to match existing. obscure glazed where shown grey
- doors: pvcu frames and sills - white to match existing

3 08.0b West elevation - as existing
p123 1 : 100

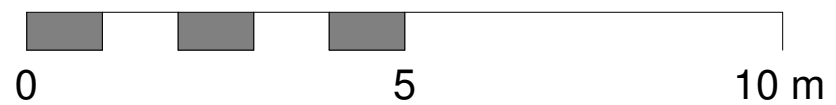


materials - proposed:

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- walls: facing brick to match existing
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- doors: pvcu frames and sills - white to match existing

4 09.0b South elevation - as existing
p123 1 : 100

scale: 1: 100 @ a3



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client:	Mr G. Bertram
job:	Proposed development at 9 Turnpike Road, Cumnor, Oxford
title:	Elevations 1 - as existing
status:	planning issue-2016
scale:	1 : 100
date:	april 2016
no:	1538 p123



materials - proposed:

- roof: interlocking concrete pantiles to match existing
- walls: facing brick to match existing
- windows: pvcu frames and sills - white to match existing. obscure glazed where shown grey
- doors: pvcu frames and sills - white to match existing

1 06.4b East elevation - as proposed
p127B 1 : 100

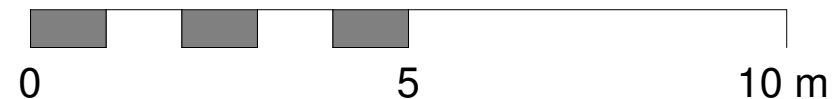


materials - proposed:

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- walls: facing brick to match existing
- windows: pvcu frames and sills - white to match existing. obscure glazed where shown grey
- doors: pvcu frames and sills - white to match existing

2 07.4b North elevation - as proposed
p127B 1 : 100

scale: 1: 100 @ a3



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Rev	Date	Description
A	24jun	first floor window omitted
B	29jul	minor amendments

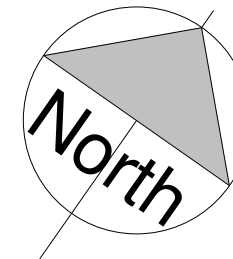
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client:	Mr G. Bertram
job:	Proposed development at 9 Turnpike Road, Cumnor, Oxford
title:	Elevations 1 - as proposed
status	planning issue
scale:	1 : 100
date:	april 2016
no:	1538 p127B



Notes

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Rev	Date	Description
A	24jun	first floor layout changed
B	22sep	stairs added/minor amendments

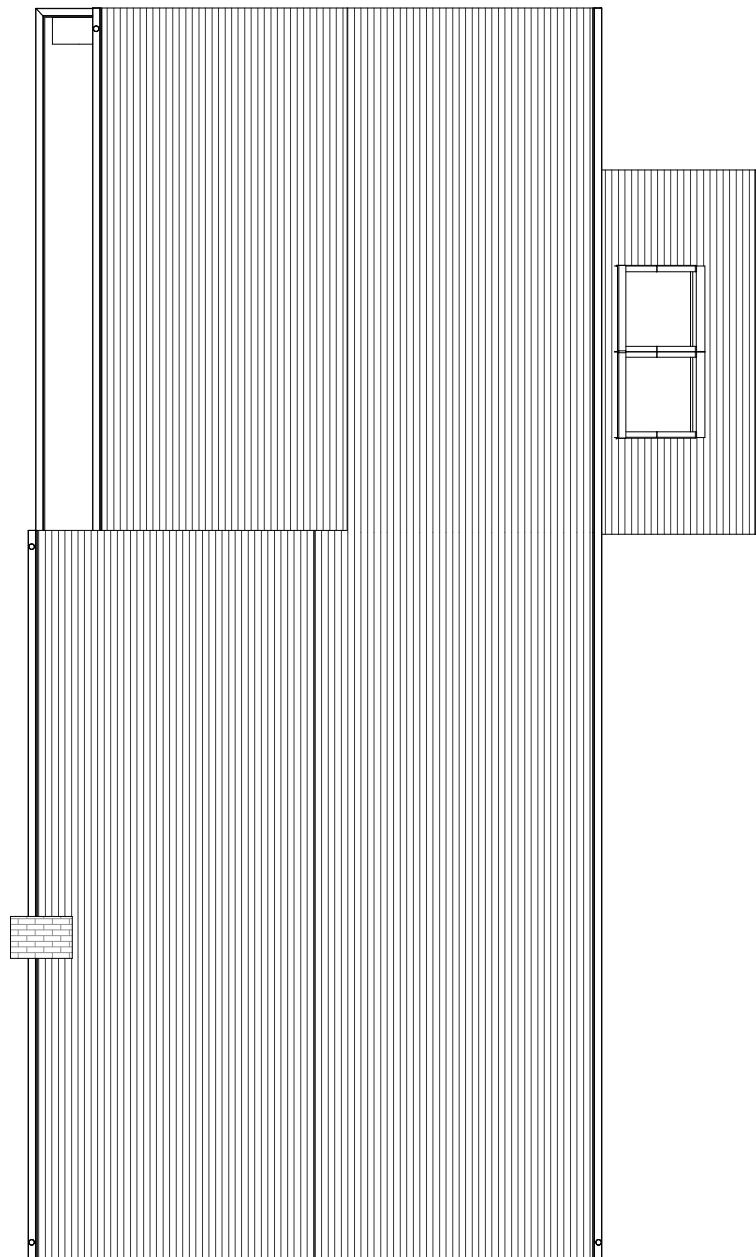
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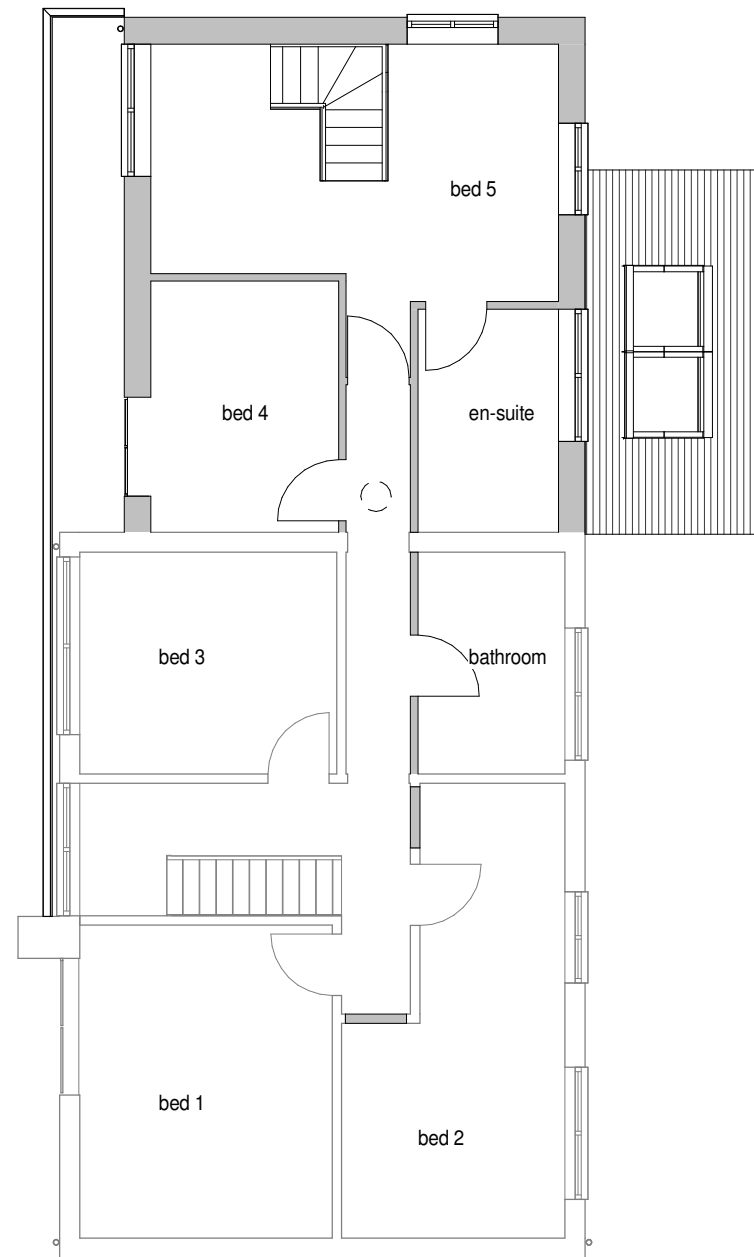
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client:	Mr G. Bertram
job:	Proposed development at 9 Turnpike Road, Cumnor, Oxford
title:	First Floor and Roof Plan - as proposed
status:	planning issue
scale:	1 : 100
date:	april 2016
no:	1538 p126B

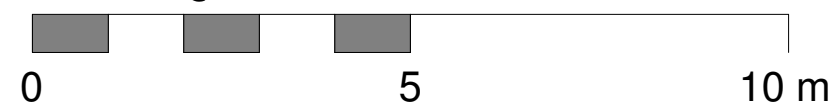


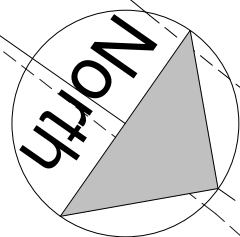
2 05.4b Roof Plan - as proposed
p126B 1 : 100



1 03.4b First Floor Plan - as proposed
p126B 1 : 100

scale: 1: 100 @ a3





turnpike road

Notes

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Rev	Date	Description
A	24jun	Parking clarified; Bounday wall ht noted
B	29jul	minor amendments
C	22sep	stairs added/minor amendments

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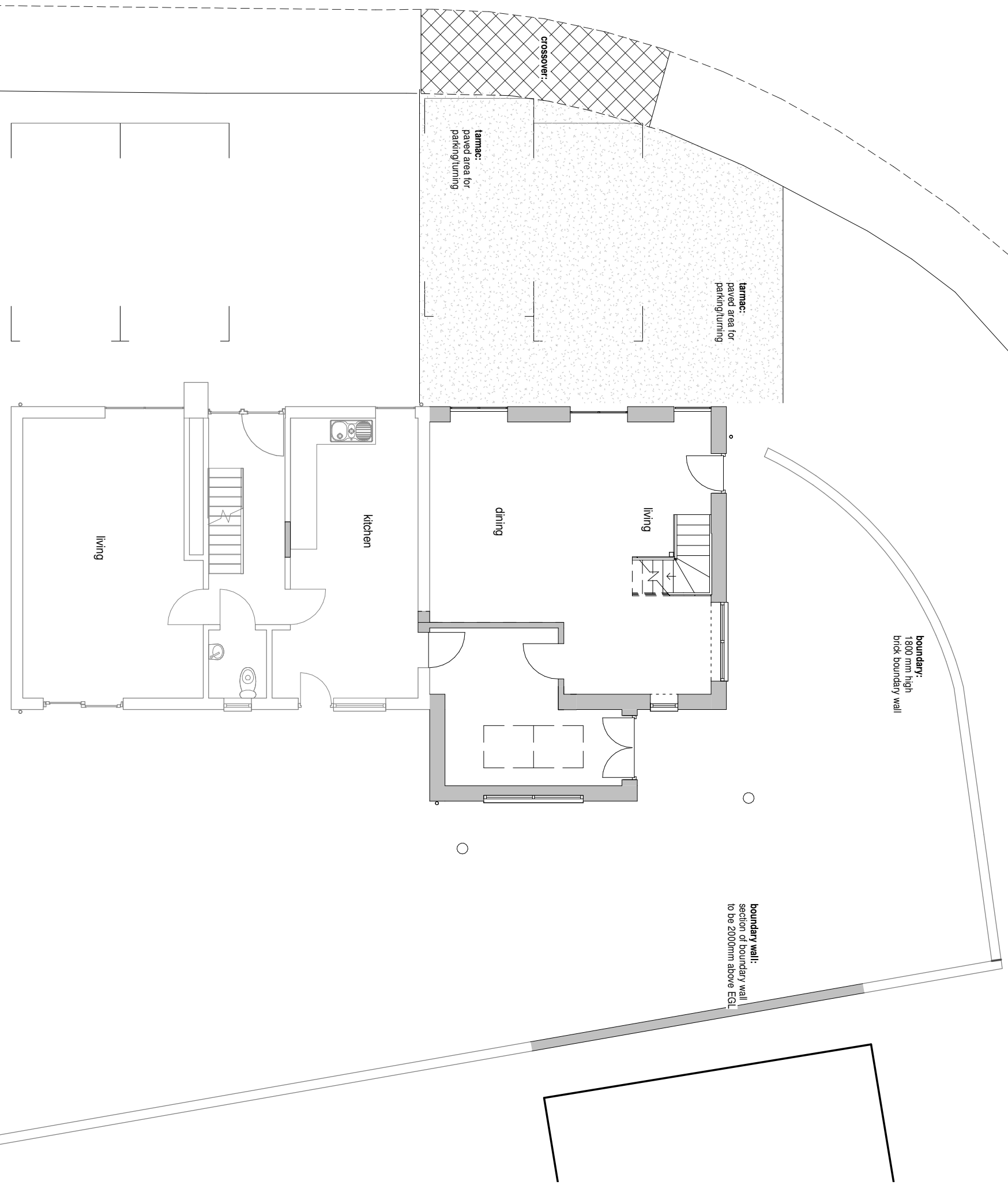
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client:	Mr G. Bertram
job:	Proposed development at 9 Turnpike Road, Cumnor, Oxford
title:	Ground Floor Plan - as proposed
status:	planning issue
scale:	1 : 100
date:	april 2016
no:	1538 p125C

1
p125C
02.4b Ground Floor - as proposed
1 : 100

scale: 1 : 100 @ a3
0 5 10 m

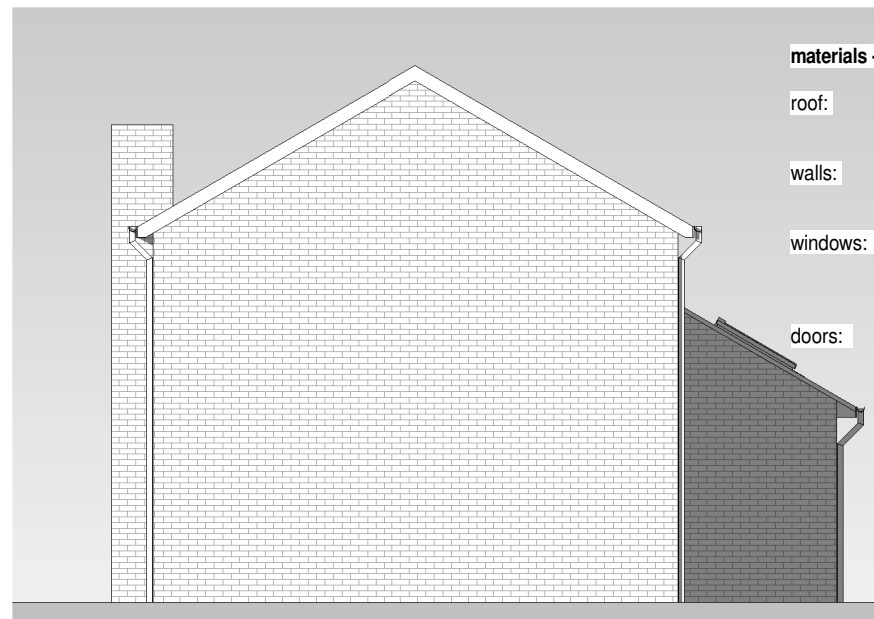




materials - proposed:

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- walls: facing brick to match existing
- windows: pvcu frames and sills - white to match existing. obscure glazed where shown grey
- doors: pvcu frames and sills - white to match existing

1 08.4b West elevation - as proposed
p128 1 : 100



materials - proposed:

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- walls: facing brick to match existing
- windows: pvcu frames and sills - white to match existing. obscure glazed where shown grey
- doors: pvcu frames and sills - white to match existing

2 09.4b South elevation - as proposed
p128 1 : 100

scale: 1: 100 @ a3



Notes

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client:	Mr G. Bertram
job:	Proposed development at 9 Turnpike Road, Cumnor, Oxford
title:	Elevations 2 - as proposed
status:	planning issue-2016
scale:	1 : 100
date:	april 2016
no:	1538 p128