

APPLICATION NO.	P16/V2798/HH
SITE	124 Cumnor Hill, Oxford, OX2 9PH
PARISH	Cumnor
PROPOSAL	Erection of triple bay garage. Construction to consist of Block internal skin, cavity then wood cladding to exterior. Brick piers to corners. Roof to be tiled in slate.
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts
APPLICANT OFFICER	Mr Michael Authers Martin Deans

RECOMMENDATION

To grant planning permission subject to the following conditions:

- 1. Commencement 3 years - full planning permission.**
- 2. Approved plans.**
- 3. LS5 - Retain existing hedgerow/trees on boundary.**
- 4. MC3 - Materials in accordance with application.**
- 5. RE11 - Garage accommodation.**

Informative: Maintain visibility splays for the access.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is presented to committee because the applicant is related to a member of staff. The application site is a detached house that lies on Cumnor Hill, approximately 150m north-east of the junction with Chawley Lane. To the north-east of the site is a significant area of woodland known as Long Copse. To the south-west is no.126 Cumnor Hill, a detached house. A site location plan is below.



1.2 It is proposed to construct a detached triple garage in the front garden. The proposed garage measures 7m x 9m in footprint, with an eaves approximately 3m high and a ridge approximately 5.5m high. The existing mature hedge that lies on the site frontage would be retained. The application plans are **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of responses is given below. A full copy of all comments can be viewed at www.whitehorsedc.gov.uk.

Cumnor Parish Council	Object on the grounds of: <ul style="list-style-type: none"> • The size of the garage, its position in front of the building line and its visual impact • The roof lights will reflect sunlight into the neighbours' property • There is room for the garage to the right of the house
Councillor Judy Roberts	Objects because the proposed garage in the front garden harms the lower density character of Cumnor Hill identified in the adopted design guide
County Highways Officer	No objection subject to a condition to retain the garage for parking and an informative regarding vision splays.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P16/V1804/PEO](#) - Response (26/08/2016)

Erection of triple oak framed garage with room over erection of 2m fence to replace current 3m & hedge. Planning Application History:

3.2 **Pre-application History**

A pre-application submission for the garage was made in 2016. Officers advised that the proposed location in the front garden meant that the visual impact was particularly important, that the garage should be reduced in size and that the existing hedge should be retained.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal does not fall within a classification that requires an EIA.

5.0 **MAIN ISSUES**

5.1 **Impact on the Character and Appearance of the Area**

Cumnor Hill is identified in section 6 of the adopted design guide as an area of lower density housing with a particular verdant and spacious character. Integrating new development into the existing landscape character is important. New development should not be visually dominant (principle DG76) and should be appropriately related to boundaries (principle DG77). Policy CP37 of the adopted Local Plan 2031 Part 1 requires all development to be of high quality, attractive design, which responds to the character of the area.

5.2 The verdant character of Cumnor Hill means that any development near to the road has to be carefully assessed. Importantly the proposal includes retention of the existing mature hedgerow on the site frontage. Photographic evidence shows that this hedge can grow up to approximately 3m in height. The retention of this hedge at a height of at least 2.5m will retain the landscape setting of the site and will provide a screen for much of the proposed garage, so that only the upper gable end wall and roof is likely to be visible from the road. Although a glimpsed view of the building will be available through the entrance, this will only be available if the gate to the access is open, and will be limited in nature. The gable end wall will be clad in timber and the roof will be slate. The colour and appearance of these materials are sympathetic to the established verdant character of the area. There is also a mature hedgerow along the boundary with neighbouring house at no.126 Cumnor Hill, as well as along the site frontage of no.126. These hedges will serve to screen the building from the road to the south-west of the site.

5.3 Other garages have been allowed in front garden areas on Cumnor Hill where there has been significant screening to reduce the visual impact of the building. Overall officers consider that the visual impact of this proposal will not be sufficient to harm the character and appearance of Cumnor Hill.

5.4 The parish council has suggested that the garage should be placed to the side of the house. Members are aware that the current application has to be assessed on its own merits and possible alternatives should not be entertained.

5.5 **Impact on Neighbours**

The only neighbour directly affected by the proposal is no.126 Cumnor Hill next door. There is a mature hedgerow within the neighbour's property, next to the common boundary, which will act to screen much of the building from the neighbour. In light of this, and the relative low height of the building, officers

consider there will be no harm to the neighbour from loss of light or dominance.

5.6 The parish council is concerned that the proposed rooflights in the garage roof will reflect sunlight into the neighbour's house. Rooflights have been widely used across the Vale for several decades and officers are not aware of any evidence to suggest that reflected sunlight from them is harmful to neighbours' amenities. Consequently officers consider that this objection cannot be supported.

5.7 **Parking and highway safety**

The application has been assessed by the county highways officer. He considers the proposal is acceptable subject to a condition to retain it for use as a garage. He has also requested an informative to ensure that vision splays at the access are kept clear. In view of this officers consider the proposal does not cause harm to highway safety.

6.0 **CONCLUSION**

6.1 The proposal is considered to be acceptable in terms of its impact on the character and appearance of the area, in terms of its impact on neighbours, and in terms of highway safety. It therefore accords with relevant policies in the development plan, the design guide, and with the NPPF.

The following planning policies and other legislation have been taken into account:-

Vale of White Horse Local Plan 2031 Part 1 policies:

CP37 - Design and Local Distinctiveness

Vale of White Horse Local Plan 2011 policies:

DC5 – Access

DC9 – Impact on Neighbours

Vale of White Horse Design Guide 2015

Equalities Act 2010

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