
APPLICATION NO.	P17/V0647/HH
SITE	21 Arnolds Way Cumnor Hill Oxford Oxfordshire
PARISH	CUMNOR
PROPOSAL	Proposed oak clad garage 2 bay with workshop and storage area.
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts
APPLICANT OFFICER	Mr John Harris Martin Deans

RECOMMENDATION

To grant planning permission subject to the following conditions:

General Conditions

- 1 : Commencement three years - full planning permission.
- 2 : Approved plans.

Prior to commencement

- 3 : Hedge protection measures to be approved and retained during works.

Compliance

- 4 : HY11 – Turning space in accordance with plan.
- 5 : MC3 - Materials in accordance with application.
- 6 : RE11 - Garage accommodation retained.
- 7 : Front hedge retained at a minimum height of three metres.
- 8 : Screening of staircase retained.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 The application comes to committee at the request of the local ward councillor, Judy Roberts. The application site is a detached house that lies on the corner of Arnolds Way and Hurst Rise Road. The front boundary of the site is comprised of continuous, tall mature hedgerows with several mature trees. Immediately to the west of the site is an electricity sub-station and then Wootton House, a substantial detached house in a relatively large plot, also fronted by a tall mature hedge. Further to the west of this is another tall mature hedgerow.
- 1.2 Opposite the site is the main entrance to Matthew Arnold's School. Arnolds Way is characterised by individual detached houses set back behind mature gardens. Front boundaries are often marked by hedges or walls.
- 1.3 The proposal is to construct an outbuilding to the west side, and forward of, the existing house, between it and the sub-station. The outbuilding will contain

a double garage and workshop, and a store within the pitched roof, accessed by an external screen stair on the north side. The application has been amended through the lowering of the proposed west eaves to a conventional height.

- 1.4 A site location plan is below. Extracts from the application plans are **attached** in Appendix 1.



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 A summary of responses is provided below. The full responses received can be viewed on the council's website www.whitehorsedc.gov.uk.

Cumnor Parish Council	Object:- <ul style="list-style-type: none">• Overdevelopment• Forward of the building line• No drainage information
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Councillor Judy Roberts	Objects due to visual impact on the street scene
County Highways Officer	No objection subject to conditions

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P16/V2623/FUL](#) – Withdrawn Proposed two storey house

[P04/V1098](#) - Approved (10/08/2004)
New utility room with en-suites for existing bedrooms above.

[P02/V1205](#) - Approved (12/09/2002)
Two storey side extension.

[P86/V0982](#) - Approved (05/06/1986)
Extensions to form porch and additional bedrooms together with internal alterations.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal does not qualify as EIA development.

5.0 **MAIN ISSUES**

5.1 The main issues are considered to be as follows:

- Design and layout
- Impact on neighbours
- Highway safety
- Drainage

5.2 **Design and Layout**

The design of the proposed outbuilding has been amended to reduce the height of the west eaves. As originally proposed this eaves was approximately 4.5m high, whereas the east eaves was approximately 2.8m high. The reason for this additional height was to incorporate an internal staircase. The proposal was amended to reduce the west eaves to the same height as the east and an external staircase was proposed on the north side. This staircase will be screened to prevent any overlooking of Wootton House. As now proposed the building will be approximately 10m long by 5.6m wide, and approximately 6.3m to ridge. Officers consider this means the outbuilding will be subordinate to the house, in accordance with the adopted design guide (10.7.25). There will be two small dormers on the east side facing no.21 itself. There will be three rooflights on the west side.

5.3 There is local concern that the building will be visually intrusive, that it will be forward of the “building line”, and that it will harm the character and appearance of the area. Officers have carefully assessed this issue. The concept of the building line has significantly less relevance now that in previous decades. Of more relevance is the impact of any proposal on the prevailing character and

appearance of the street. There are tall mature hedgerows both to the west in front of Wootton House, in front of the site of the proposed building, and to the east along the remaining frontage of no.21 itself. The tall hedge in front of the proposed site is to remain. Taken together these hedges serve to effectively screen the site from public views obtained from the west and from the east. The only open part of this frontage is the sub-station. Due to an intervening boundary hedge only the upper part of the west side of the building will be visible across this frontage. At five metres in width, the sub-station frontage is relatively narrow. Given that only this narrow field of view will be available officers do not consider that the impact of the proposed building is such that it causes harm to the wider street scene. Conditions can be imposed to protect the existing frontage hedge during construction and to require its subsequent retention.

5.4 Impact on Neighbours

The neighbours potentially affected are the residents of Wootton House. The proposed outbuilding will sit alongside the sub-station, and not the boundary of Wootton House. There are existing trees along the main boundary of the site with Wootton House. In view of this, officers do not consider the proposed building will cause harm through shadowing or dominance.

- 5.5 The external staircase lies on the north side of the proposed building. There would be potential for views across to the neighbour from the stairs and platform. The proposal includes screening to prevent such views. Three rooflights are shown on the west roof slope of the proposed building. The location of these rooflights means they will look over the sub-station, rather than the neighbour's garden. Overall, therefore, there will be no harm to neighbours' amenities from the proposal.

5.6 Highway safety

Additional information has been submitted to demonstrate there is adequate room for vehicles to use the proposed garages and to turn on the site. The garages have sufficient depth to be usable. Consequently, subject to a condition to retain the garages for use, the county highways officer is satisfied that there will be no harm to highway safety.

5.7 Drainage

The parish council is concerned that there is no drainage information with the proposal. The floor area of the proposed outbuilding means it will need building regulations approval. Surface water drainage will be dealt with by way of this process.

6.0 CONCLUSION

- 6.1 Officers consider the proposal will not cause harm to the character and appearance of the area, or to neighbours' amenities. There are no highways concerns. The proposal accords with relevant policies of the development plan and with the NPPF.

The following planning policies 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 - The Impact of Development on Neighbouring Uses

Design Guide (SPD adopted 2015)

National Planning Policy Framework, 2012

Planning Practise Guidance, 2014 onwards

Equalities Act 2010

The application has been assessed against the public sector equality duty in section 149 of the Equalities Act. No identified group should suffer discrimination as a result of the proposal.

Author: Martin Deans

Email: martin.deans@southandvale .gov.uk

Telephone 01235 422600