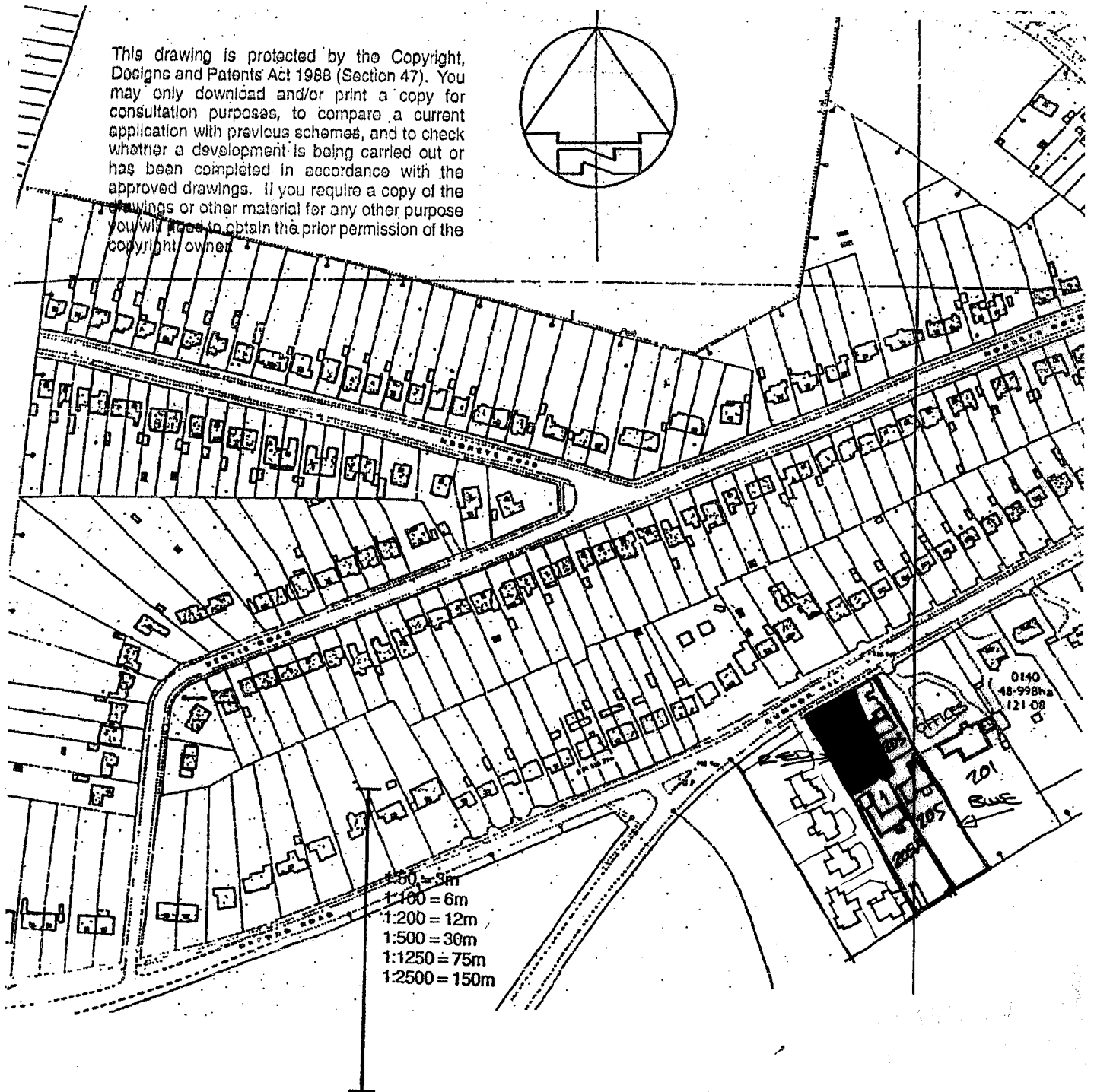
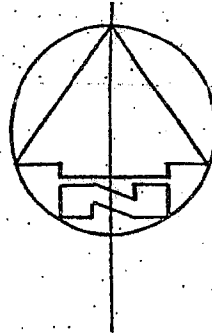


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LOCATION PLAN

1 : 2500

Drg. No. 131100 : 8 : 1

**PROPOSED DEVELOPMENT OF 4 No. TWO BEDROOM FLATS
WITH REFUSE BIN AND CYCLE STORES.
REPOSITIONED AND UPGRADED VEHICULAR ACCESS AND DRIVE.**

PLOT 2, 205A CUMNOR HILL, OXFORD, OX2 9PJ.

Paul Blake Design
43 Cherry Close
Kidlington
Oxford

Architectural Services

Telephone & Fax. 01865 371223

email. paulblakedesign@btconnect.com

APPENDIX 1

07/00788/OL
cum PS/8

A4

APPENDIX 1

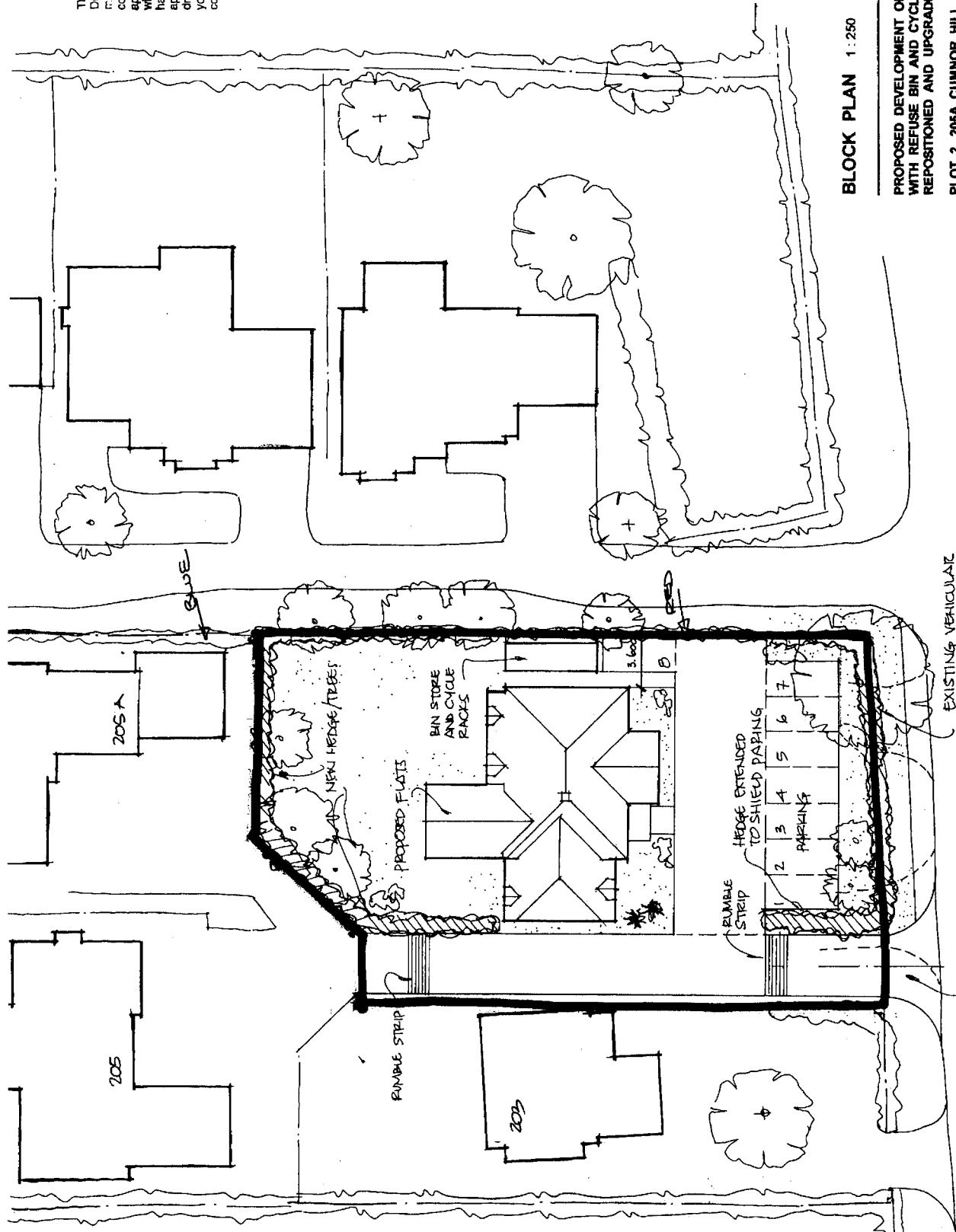
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- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



07/00788/FUL
CUM/95/8

(A3)



BLOCK PLAN 1:250

Drng. No. 131100 : 8 : 2

PROPOSED DEVELOPMENT OF 4 NO. TWO BEDROOM FLATS
WITH REFUSE BIN AND CYCLE STORES.
REPOSITIONED AND UPGRADED VEHICULAR ACCESS AND DRIVE.
PLOT 2, 205A CUMNOR HILL, OXFORD, OX2 9PJ.

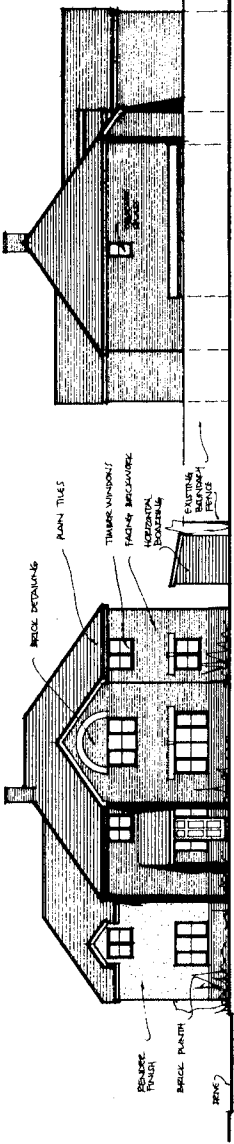
Paul Blake Design
43 Cherry Close
Kiddington
Oxford
OX5 1HJ

Architectural Services
Telephone & Fax: 01865 371223
email: paulblakedesign@btconnect.com

CUMNOR HILL

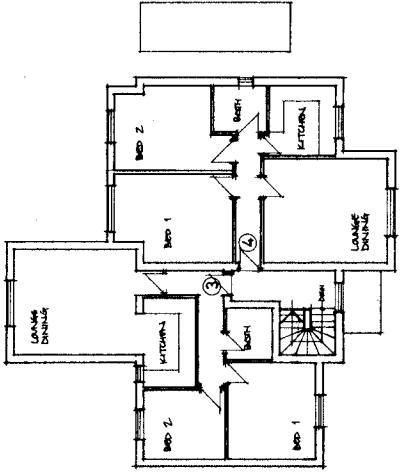
REPOSITIONED AND UPGRADED VEHICULAR ACCESS

EXISTING VEHICULAR ACCESS REMAINED AND HEDGE EXTENDED

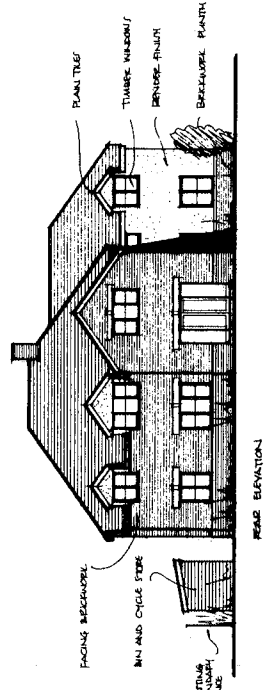


FRONT ELEVATION (FROM CORNER HILL)

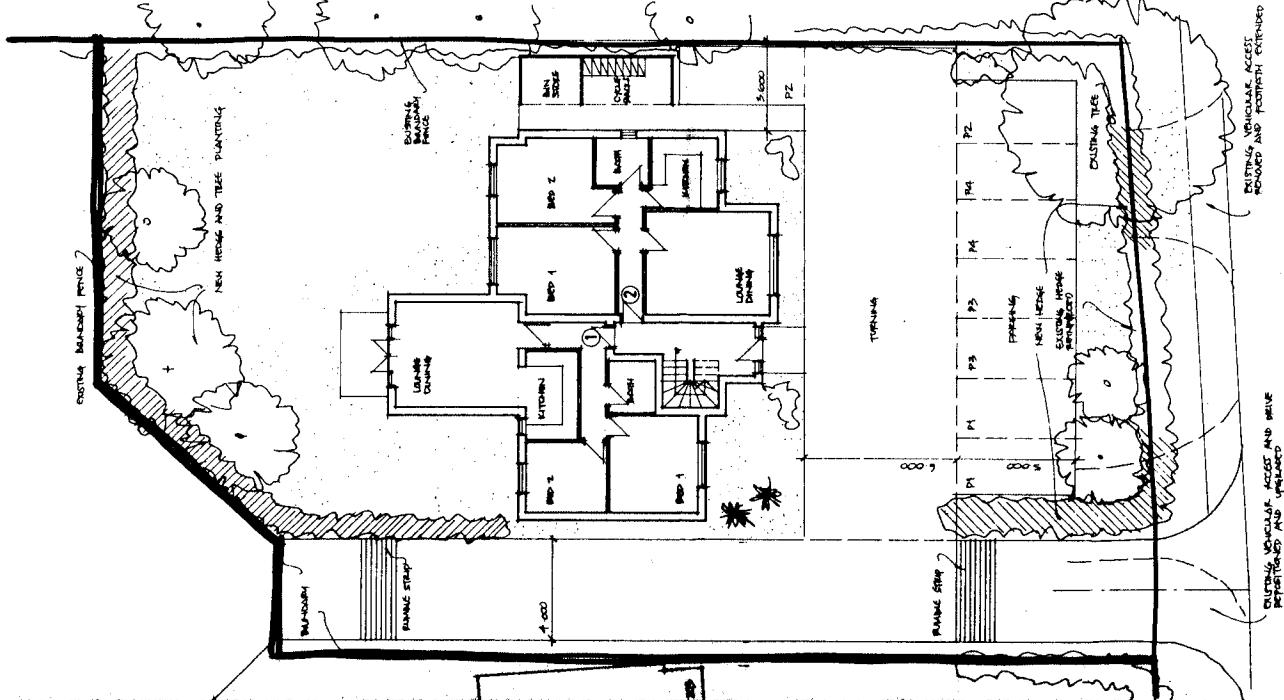
SIDE ELEVATION (FROM DEPORTATED DRIVE)



FIRST FLOOR



REAR ELEVATION



CANNON HILL
GROUND FLOOR AND SITE PLAN

Date: _____
 Evaluation: _____
 MATERIALS:-
 ALL TO LOCAL AUTHORITY APPROVAL
 ROOF • PLAIN TILE
 WALLS • FACING BRICK / RENDER
 WINDOWS • TIMBER

Client: D. MACEYTT ESG.
 Job Title: ARCHITECT
 Date: 18 JUL 2007
 Copyright: © 2007

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1:50 = 25m
 1:100 = 10m
 1:200 = 5m
 1:300 = 3.5m



Scale: 1:100
 Date: JULY 21
 Draw No. 13110
 Drawn By: [Signature]

ADDRESS: 13110
 DRAWN BY: [Signature]

© copyright

APPENDIX 1

cum/95/8
07/00788/FUL

DESIGN AND ACCESS STATEMENT.

**PROPOSED DEVELOPMENT OF 4 No. TWO BEDROOM FLATS
WITH REFUSE BIN AND CYCLE STORES.
REPOSITIONED AND UPGRADED VEHICULAR ACCESS AND DRIVE.**

PLOT 2, 205A CUMNOR HILL, OXFORD. OX2 9PJ.

ACCESS TO AND AROUND BUILDING.

Following previous consultation with Oxfordshire County Council Highways Department the existing vehicular access to the application site is to be removed and an existing drive will be repositioned [further in to the 40 mph speed limit] and also upgraded. Please note that a previous planning approval for a large single dwelling on the site permitted use of the access that is to be removed.

The area of hard-standing in front of the proposed building and the access drive to the rear provides adequate access for emergency vehicles around the building.

Two parking spaces per flat will be provided.

Entrance to and in the building will meet the requirements of the relevant Approved Document of the current Building Regulations.

DESIGN STATEMENT.

Following refusal of an application for 5 No. flats [your ref :- 06/01112/FUL] and subsequent consultations with the planning department the height and mass of the building has been reduced in order to eliminate the bulky appearance.

The ridge height of the proposed building will be 8.2m which is the same as the adjacent dwelling located on the adjoining residential site and the previously approved dwelling.

The width of the end gable of the proposed building is identical to the gable of the previously approved dwelling and will be located further from the Western boundary.

The footprint of the proposed building will be less than the dwellings at 205 and 205A Cumnor Hill and will be similar to the properties on the adjoining residential site.

By blocking the vehicular access with an extension of the existing boundary hedge which will also be returned along the repositioned drive, parked vehicles will be shielded from the highway. The large area of parking at the front of 201 Cumnor Hill is located behind a boundary hedge.

APPENDIX 1

The external materials of the proposed building are to match those of the existing dwellings in the location and will be to Local Authority approval.

The proposed materials are as following :-

Roof	.	Plain tiles
Walls	.	Facing brickwork and render finish.
Windows	.	Stained timber.

The reasons for refusal of the previous planning application for 5 flats are no longer relevant for the following reasons :-

1. By reducing the mass of the main element of the building the bulky appearance has been eliminated.
2. The only side facing openings are two small bathroom windows which will be glazed with obscure glass, which can if necessary be fixed lights. There will be no overlooking of the adjoining properties.
3. By omitting the existing vehicular access at the request of Oxfordshire County Councils Highways Department highway safety will be improved.
4. By filling in the gap of the current access by extending the hedge the proposed parking will not be visible from Cumnor Hill [see above].

Project reference :- **131100 : 8**

May 2007

Paul Blake Design
43 Cherry Close
Kidlington
Oxford
OX5 1HJ

Architectural Services

Telephone : 01865 371223



**Vale
of White Horse**

COPY

APPENDIX 2

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF REFUSAL

To

D Hackett
c/o Paul Blake Design
43 Cherry Close
Kidlington
Oxon
OX5 1HJ

Application No: **CUM/95/6**

Proposal;

Erection of 4 x 2 bedroom flats and 1 x 1 bedroom flat. Repositioned vehicular access. (Plot 2)

Address:

205A Cumnor Hill Oxford Oxon OX2 9PJ

DATE OF DECISION: 7th September 2006

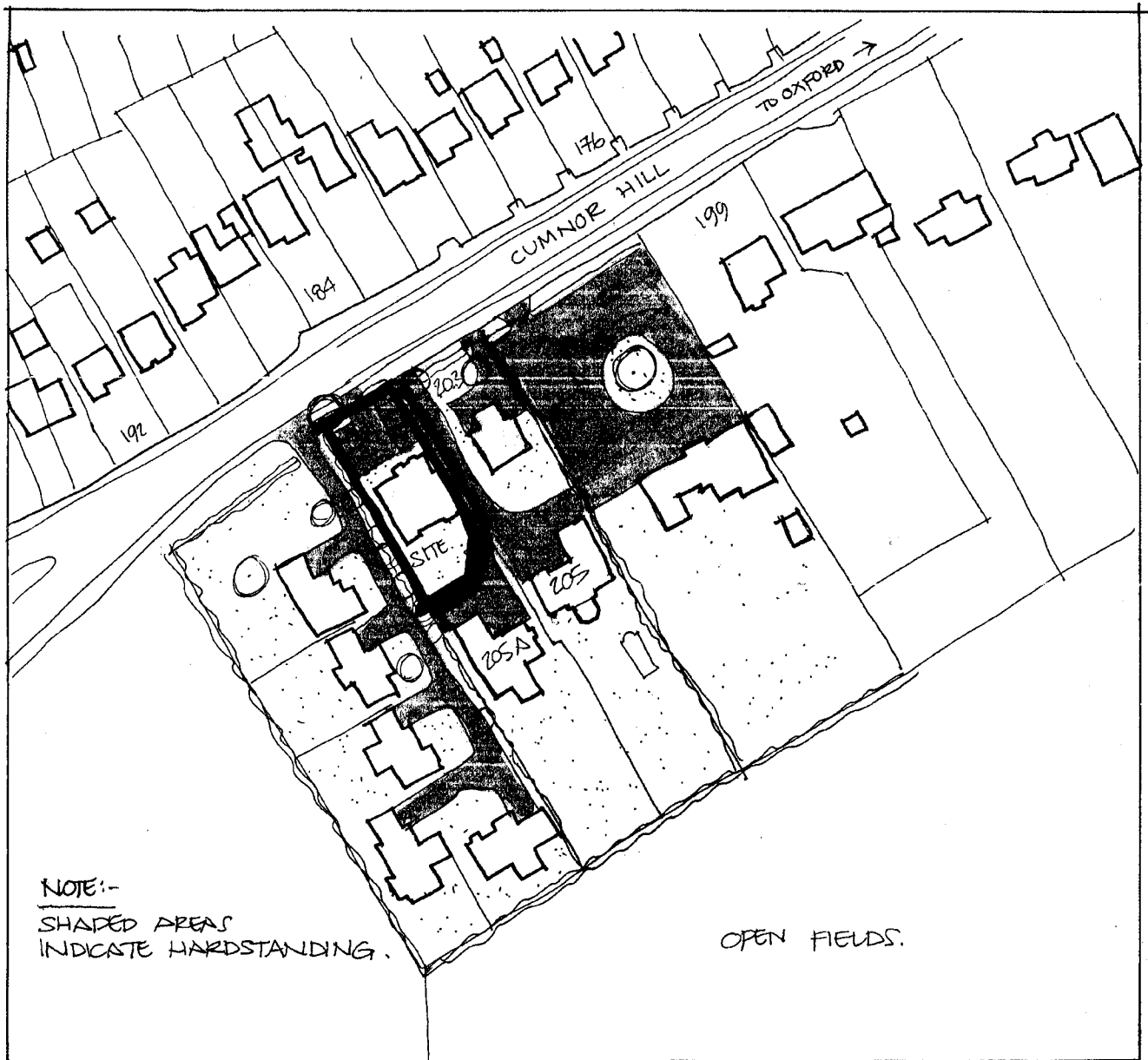
The Vale of White Horse District Council, in pursuance of powers under the Above Act, hereby **REFUSE** to permit the above development in accordance with the plans and application submitted by you, for the reasons specified hereunder:

- 1 The proposed building, by reason of its combined height and mass, has an excessively bulky appearance that would harm the visual amenity of the locality, contrary to Policy DC1 of the adopted Vale of White Horse Local Plan 2011
- 2 The proposed building, by reason of its side facing first floor kitchen windows, would lead to harmful overlooking of adjoining properties, contrary to Policy DC9 of the adopted Vale of White Horse Local Plan 2011.
- 3 The proposed development would lead to intensified use of an existing access lacking adequate vision, to the detriment of highway safety and contrary to Policy DC5 of the adopted Vale of White Horse Local Plan 2011.
- 4 The proposed parking in the front garden, by reason of the extensive hard surfaced area, would harm the visual amenity of the area, contrary to Policy DC1 of the adopted Vale of White Horse Local Plan 2011

Rodger Hood
Deputy Director (Planning and Community Strategy)

Vale of White Horse District Council, Abbey House, Abingdon, OX14 3JE
Telephone (01235) 520202 Fax (01235) 540396





BLOCK PLAN 1 : 1250

Drg. No. 131100 : 7 : 4

**PROPOSED DEVELOPMENT OF FLATS [4 No. 2 Bed + 1 No. 1 Bed]
AND REPOSITIONED VEHICULAR ACCESS.**

PLOT 2, 205A CUMNOR HILL, OXFORD, OX2 9PJ.

VALLEY OF WITNE TOWNSHIP
DISTRICT COUNCIL
REC'D - 7 JUL 2006
CORPORATE POSTAL
SERVICES - 8

Paul Blake Design

43 Cherry Close
Kidlington
Oxford
OX5 1HJ

Architectural Services

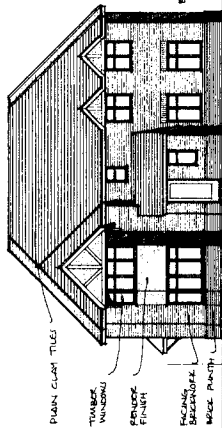
Telephone & Fax. 01865 371223

email. paulblakedesign@btconnect.com

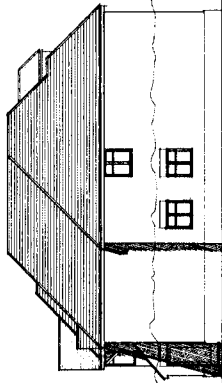
Contact.

APPENDIX 2

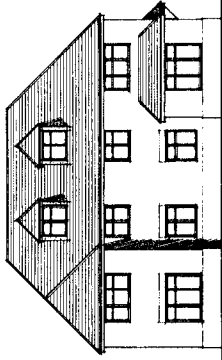
Notes:
DO NOT SCALE. All dimensions must be checked/verified on site.



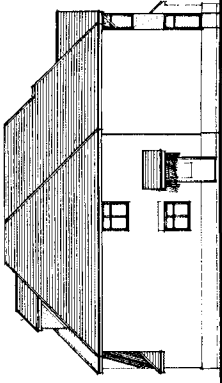
FRONT FROM GUNNICK HILL



SIDE



FRONT



SIDE FROM N. 175

MATERIALS:
ROOF - PLAIN CLAY TILES
WALLS - FACIAMS BRICKWORK
WINDOWS - TIMBER

Date	Revisions

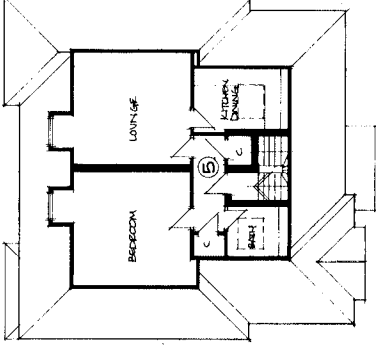
WALE OF WHITE HORSE DISTRICT COUNCIL
PLANNING SERVICES DIRECTORATE
REFUSAL
DATE OF DECISION 11 SEP 2006

Client
D. HAGLETT EQJ
JOB TITLE
PROPOSED ENLARGEMENT OF PLANT ROOM 2 BED + 1 N° BED AND REPOSITIONED ACCESS.
225A CUNNINGHAM HILL
OXFORD OX4 9TS

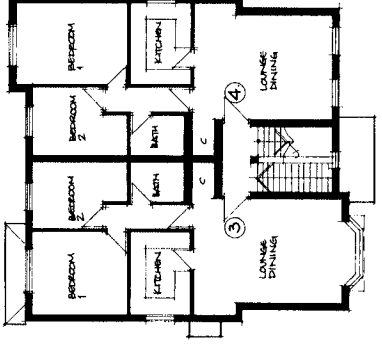
PAUL BLAKE DESIGN
Architectural Services
43 Cherry Chase, Ledbury, Oxon, OX5 1HU
Telephone and Fax: 01460 374223
Email: paul@paulblakedesign.co.uk

Scale 1:100
Date JUNE 2006
Drawn by P.B.
Date 13/11/06
Rev. 3

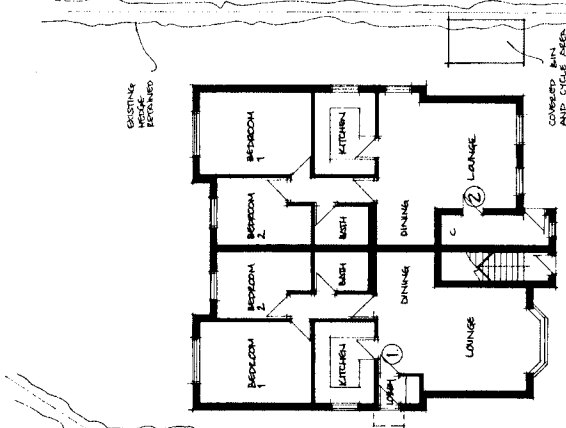
APPENDIX 2



SECOND FLOOR.



FIRST FLOOR.



GROUND FLOOR.

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WALE OF WHITE HORSE DISTRICT COUNCIL
PLANNING SERVICES
RECD - 7 JUL 2006
COMPLIES WITH LOCAL SERVICES 3

APPENDIX 3

MATERIALS:-
 ALL TO LOCAL AUTHORITY APPROVAL
 ROOFES - PLAIN CLAY TILES
 WALLS - FACINGS BRICKWORK
 WINDOWS - :

DATE	REVISIONS

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PLOT 2.

Client: **MR. D. HAGRETT**

Job Title:

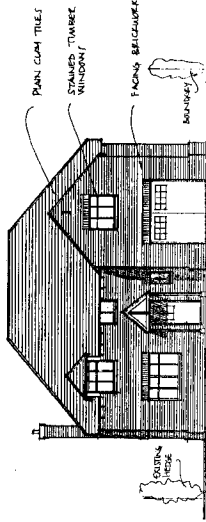
RECONSTRUCTION OF TWO STOREY DWELLING AND PROVISION OF TWO STOREY GARAGE.
 205 & 206 CUNNOR HILL
 CR1 5PT.

PAUL BLAKE DESIGN
 Architectural Services

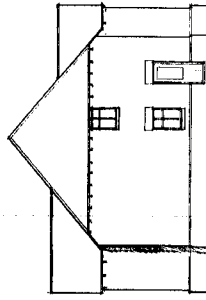
43 Chry. Close, Kettering, Cambs. NN16 9JH
 Telephone: 01535 371223
 E-Mail: Paulblake@btinternet.com

Scale: 1:100
 Date: 2005
 Drawn by: [Signature]
 Checked by: [Signature]

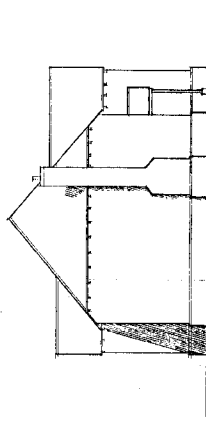
Draw. No. **131100/64**
 Rev. []



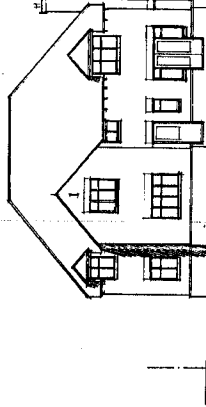
FRONT FROM CUNNOR HILL NORTH/SOUTH



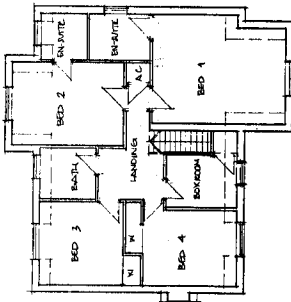
SIDE SOUTH/WEST



SIDE NORTH/EAST

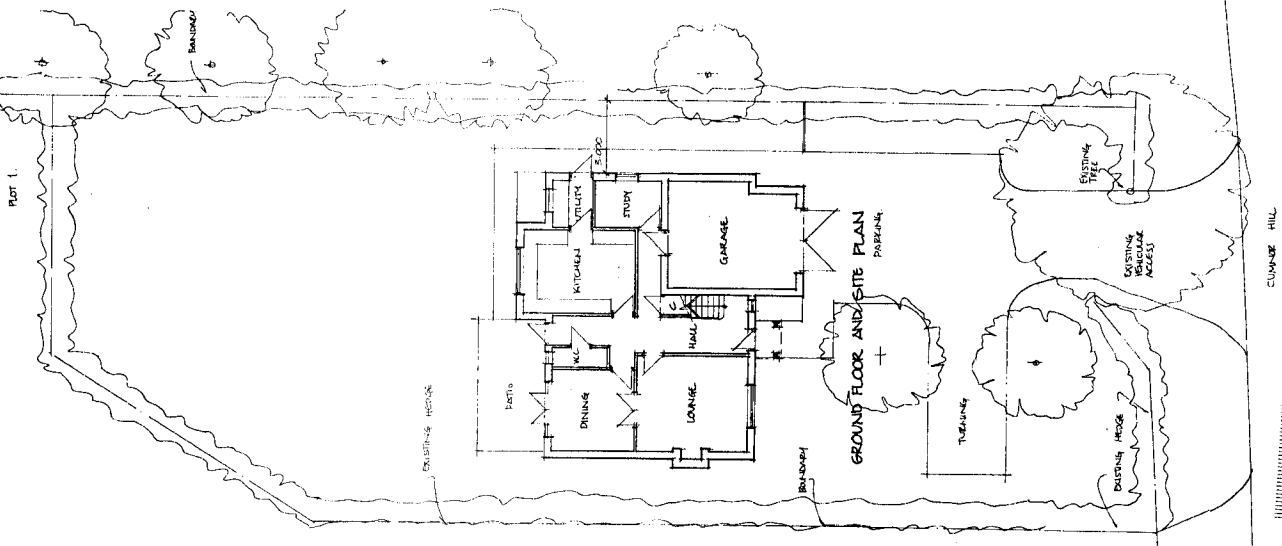


REAR SOUTH/EAST



FIRST FLOOR

WALE OF WHITF. BRICKS, BRICKS WITH LIME PLASTERING SERVICES DIRECTORATE
APPROVAL
 DATE OF DECISION: **20 OCT 2005**



GROUND FLOOR AND SITE PLAN



CUMNOR PARISH COUNCIL RESPONSE FORM

The observations of Cumnor Parish Council.

Computer No. 07/00788/FUL

Officer: Mr Stuart Walker

Application Number: CUM/95/8

Amended plans: Resubmission

Address of Proposal: 205A Cumnor Hill, Oxford, Oxon, OX2 9PJ

Proposal: *Proposed development of four x two bedroom flats with refuse bin and cycle stores. Re-positioned and upgraded vehicular access and drive. (Plot 2.) (Re-submission of application 06/01112/FUL.)*

Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1. Fully support for the following reasons:

2. No objections.

3. Do not object but request the following issues be given consideration:

4. Object for the following reasons:

Although the points have been addressed from the Notice of Refusal dated 07/09/2006, there is still concern about the proposed new access serving 7 dwellings with associated traffic. The Council questions the use of rumble strips illustrated on the block plan as they could cause a noise nuisance to residents and neighbours. Other forms of traffic calming could be used, if required. The Council is concerned about the density of the site as a whole, with its proximity to the Green Belt, if this application were to be approved. The Council supports extending the hedge to screen the parking area to the front and recommends that a condition be set as the Council was led to believe that hedging was to be replaced with hedging at the front of the Rectory Homes development at 207 Cumnor Hill.

Signed by ...*J B Bock*.....
Clerk to Cumnor Parish Council

Dated 5 June 2007