

## **CUM/18082/2 – Mr C Pugh**

**Part retrospective application for alterations, extension and new vehicular access  
(amendment to approval CUM/18082/1)**

**10, Hids Copse Road, Cumnor Hill, Oxford.**

### **1.0 The Proposal**

- 1.1 This planning application has been submitted following an investigation by the Council's Enforcement Officer into the unauthorised development that has taken place on the above site and has included infringements of the previous approved planning conditions. Any prospective Enforcement Action will be made after the determination of this planning application.
- 1.2 The changes include an the increase in size of the attached garage building with play room above at the front of the site; the repositioning of the glazed lantern above the kitchen area; the insertion of four number roof lights in the main roof; the insertion of two additional first floor windows on the south west elevation; the alteration, repositioning and increase in sizes of window openings at first floor level located on the south east elevation; and the alteration and increase in size of both window and door openings on the north east and south west elevations. Other changes relate to the internal design of the proposal. Submitted drawings of the proposals together with what has been built so far and the previously approved drawings are in **Appendix 1** together with a site plan.
- 1.3 This application comes to Committee as the Parish Council have objected and at the request of a Local Member, Councillor Derek Rawson.

### **2.0 Planning History**

- 2.1 A planning application for major extensions and alterations to the original existing detached bungalow on the site was submitted and was taken to planning committee on the 4<sup>th</sup> August 2003 where members deferred their decision in order to seek amendments, namely the removal of the balcony off the master bedroom and a reduction of the height of the wall to the single storey lounge/ kitchen area. Subsequently the planning application went back to planning committee on 1<sup>st</sup> September 2003 where it was given conditional approved. The conditions related mainly to the south east elevation of the property and the proposed balconies. In April 2004 a further planning application was submitted and approved which included an additional two storey rear and side extension, on the north west elevation.

### **3.0 Planning Policies**

- 3.1 Policy H18 of the adopted Local Plan deals with extensions to properties and their impact on the character and appearance of the area, and on neighbours. Policies D1 and D2 deal with design and impact on neighbouring properties. The equivalent Policies in the Second Deposit Draft Local Plan to 2011 are H24, DC1 and DC9.

### **4.0 Consultations**

- 4.1 Cumnor Parish Council objects care attached as **Appendix 2**
- 4.2 Four local residents have made representations. Their concerns include the points made by the Cumnor Parish Council.
- 4.3 The County Engineer has no objections.

### **5.0 Officer Comments**

- 5.1 The issues are considered to be whether there is a harmful impact on the character and appearance of the area, and on the neighbouring properties.

- 5.2 In terms of the first issue the two storey attached garage building located at the front of the property has been extended a further 1.5 metres back towards the main house than that approved thereby measuring 5 metres square. However the eaves and ridge height remain at the same height as previously approved. Officers consider that the increase in size and bulk together with the materials used will not have a harmful impact on the locality.
- 5.3 With regard to the second issue, impact on neighbours, Officers have carefully considered the various changes that have been made. The glazed lantern above the kitchen area, has been repositioned and can now be partially seen above the parapet wall on the south east elevation, however Officers consider that this will have minimal visual impact on the neighbouring properties to the south east.
- 5.4 Four roof lights have been inserted in the main roof, two of which are located in the south east elevation one above the main hall area and the other above the main stairwell; the other two are located on the north west elevation. Officers consider that due to their positioning the four roof lights will not lead to harmful overlooking of neighbouring properties.
- 5.5 Two additional first floor windows measuring approximately a metre in width by 1.7 metres in height have been inserted on the north west elevation one is to a bathroom which will be obscured glazed and the other to a bedroom, both windows are positioned approximately half a metre above the finished floor of the room in which they have been installed.
- 5.6 The nearest property to these windows is No. 11, Hid's Copse Road; located to the north west approximately 2.5 metres away from the neighbouring boundary and set further back from the road than No. 10 and on lower ground. Ground floor windows nearest to the proposal consist of a kitchen window, a glazed porch, a living room window which has a dual aspect and at first floor level a landing window, a secondary glazed bedroom door with window to front, a small obscured glazed window and another bedroom window.
- 5.7 Officers consider that due to the orientation and distance away and the fact that it is the front aspect of the house closest to the proposal site, there will be no loss of privacy for occupants of this property.
- 5.8 On the south elevation of the proposal site one of the high level master bedroom windows has been omitted from the scheme, the other high level window serving this room has been extended in height to 1.1 metres and is located approximately 1.7 metres above the finished floor level of the master bedroom. The window above the stairwell remains unchanged and an additional window measuring 1 metre in width by 1.1 metres in height has been installed above the hall area with a finished floor height of 3.9 metres above the hall floor. The cill height of these windows are high enough to avoid harmful overlooking.
- 5.9 The nearest property to these windows is No. 9, Hid's Copse Road, a large detached house located to the south approximately 6 metres away from the neighbouring coniferous boundary hedge, this property is also set further back from the road than No. 10. There are windows located on the flank elevation which face the proposal and consist of two ground floor bedroom windows.
- 5.10 Officers consider again that due to the orientation, distance and boundary treatment, there will be no harmful overlooking of this property.
- 5.11 The width of the access and turning area has changed in order to accommodate the existing tree and shrub planting. Officers consider that these changes will have minimal impact on neighbour's amenity.
- 5.12 Other changes to the fenestration include larger windows at the front and rear of the property. However Officers consider that these will have no material effect on the street scene or on neighbour's amenity.

6.0 **Recommendation**

6.1 *That planning permission is granted subject to the following conditions:*

1. Prior to the first use or occupation of the development hereby permitted, and at all times thereafter, the proposed bathroom window on the north west elevation shall be glazed with obscured glass only. Thereafter and notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that order) no additional windows shall be inserted in the north west and south east elevations of the development hereby approved and without the prior grant of planning permission.
2. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995) (or any order revoking and re-enacting that Order), there shall be no extension or external alteration to the dwelling hereby permitted including the insertion of any window or roof light and no ancillary structures or buildings shall be erected within the curtilage of the dwelling without the prior grant of planning permission.*
3. *HY29 Surface Water*
4. *HY10 Vision Splays*