

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 Road, Cumnor Hill

1.0 The Proposal

- 1.1 This planning application sought planning permission following an investigation by the Council's Enforcement Officer into the unauthorised development that has taken place on the above site and 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 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.
- 1.3 The proposal, recommended for approval, was considered at Committee on 30th August 2005 when Members resolved to refuse the application with reasons to be agreed at a subsequent Meeting. The following reasons are suggested:

2.0 Recommendation

2.1 *It is recommended that the application be refused for the following reasons:*

1. *In the opinion of the District Planning Authority the proposed garage, by reason of its height and bulk would have an adverse visual impact on the locality. As such, the proposal is contrary to Policy D1 of the adopted Vale of White Horse Local Plan and Policy DC1 of the Second Deposit Draft Local Plan to 2011.*
2. *The proposed first floor bedroom and bathroom windows, by virtue of their locations on the north west elevation of the proposal would result in overlooking of the neighbouring property No. 11, Hids Copse Road. As such it is, therefore contrary to Policies H18 and D2 of the adopted Vale of White Horse Local Plan 1999 and Policy DC9 of the Second Deposit Draft Local Plan to 2011.*