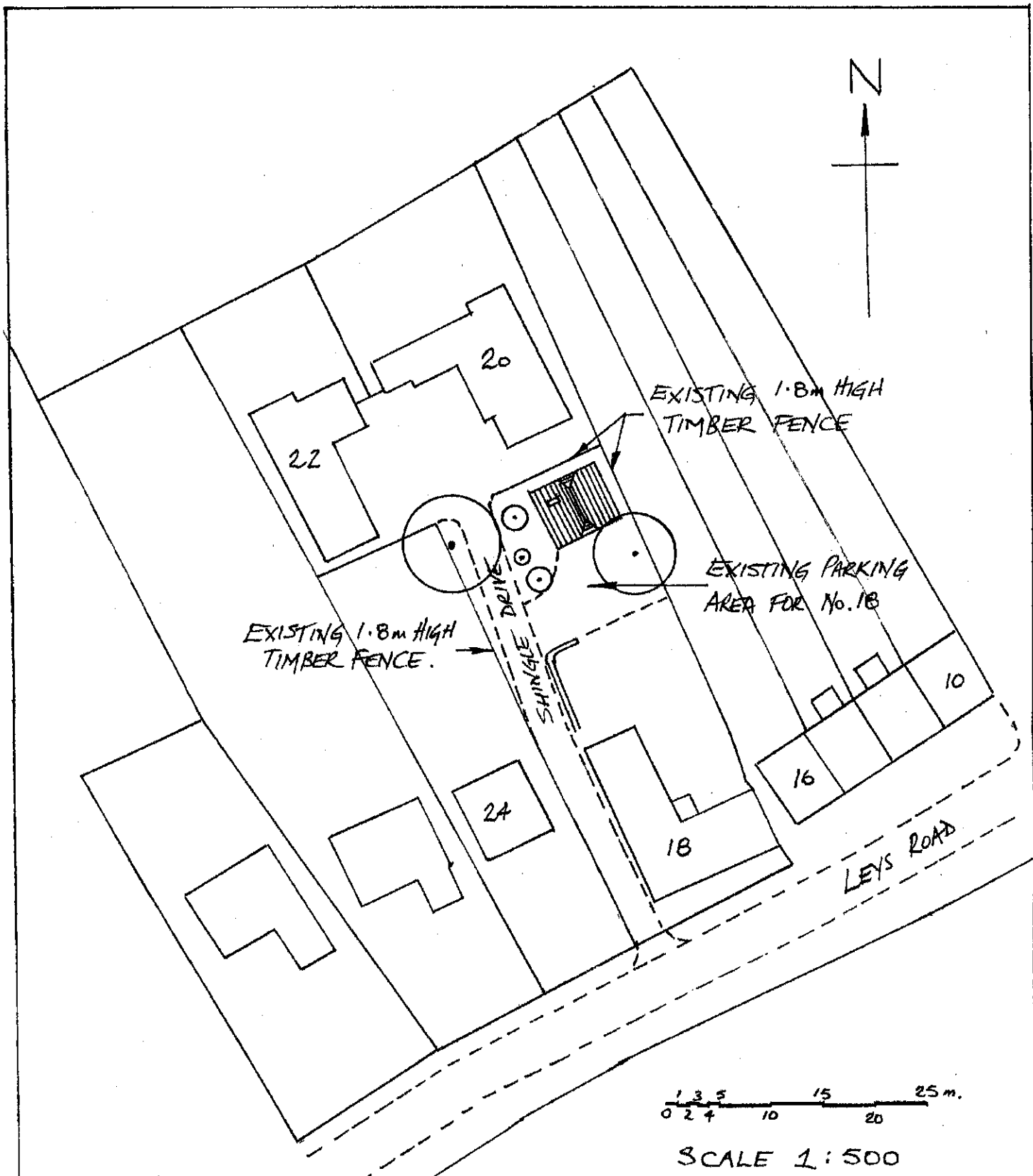
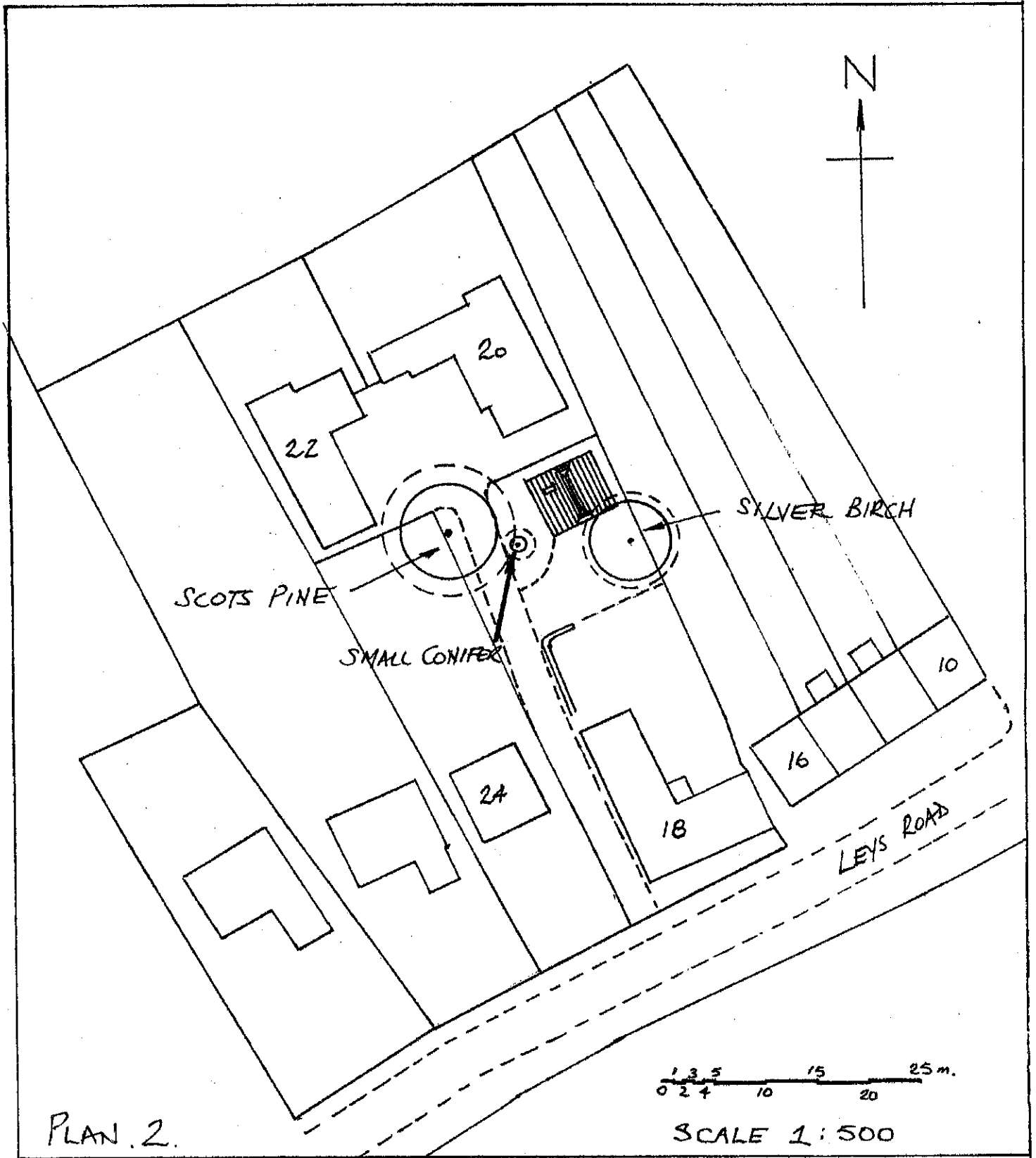


18 LEYS ROAD, CUMNOR, OXON.
ERECTION OF DETACHED OPEN BAY & CLOSED
GARAGE WITH LOFT SPACE ABOVE.
SITE LOCATION PLAN.
DWG. NO. 1 DATE: JAN 2013.





18 LEYS ROAD, CUMNOR, OXON.
 ERECTION OF DETACHED OPEN BAY & CLOSED GARAGE WITH LOFT SPACE ABOVE.
 BLOCK PLAN & ROOF PLAN.
 DWG. No. 2. DATE: JAN. 2013.

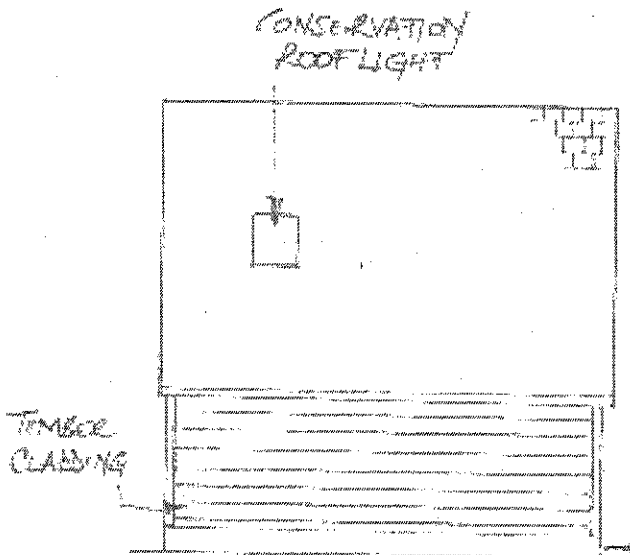


PLAN. 2.

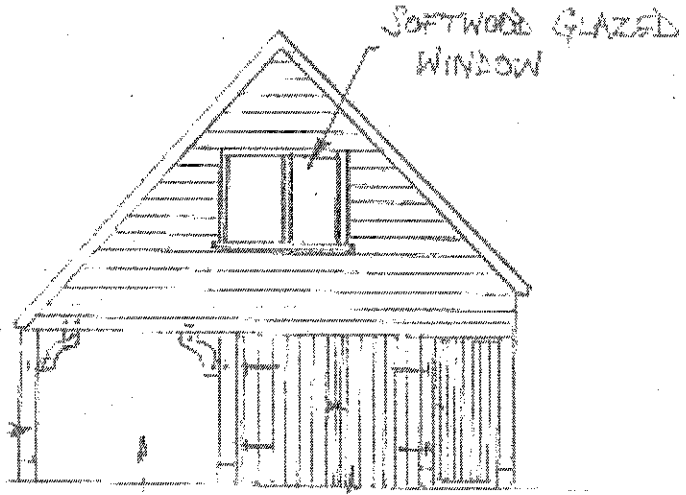
0 2.5 5 10 15 20 25 m.
SCALE 1:500

PROPOSED REAR GARAGE TO No. 18 LEYS RD, CONNOR.
PLAN SHOWING EXISTING TREES.

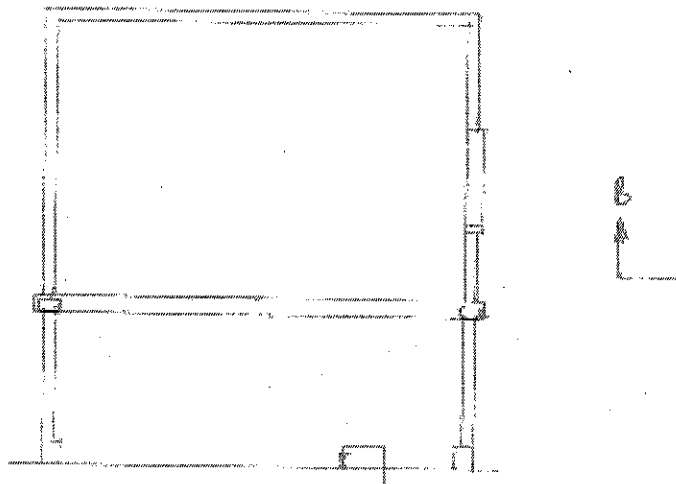
KEY:  SPREAD OF TREE  ROOT PROTECTION ZONE.



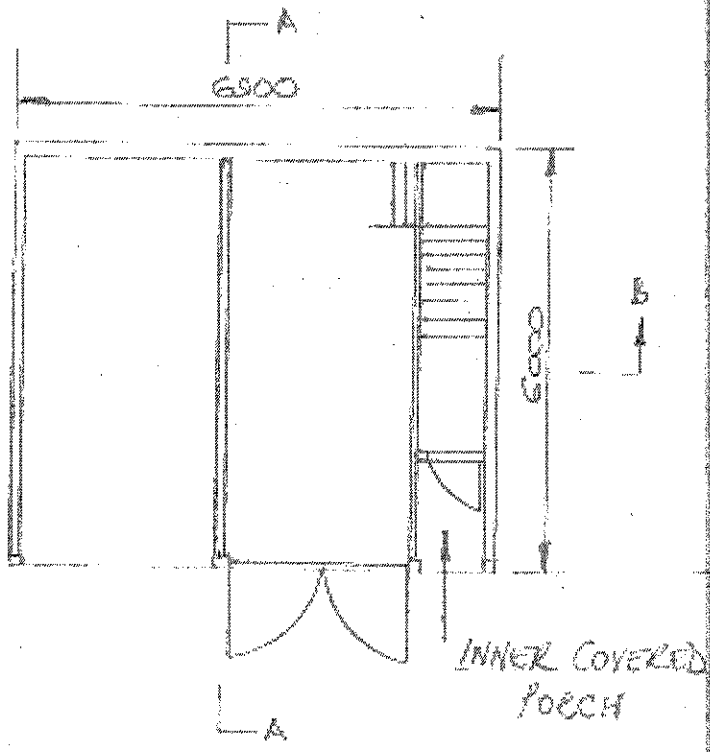
SIDE ELEVATION (WEST)



END ELEVATION (SOUTH)



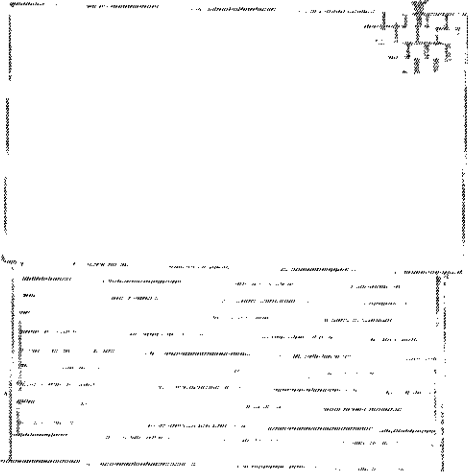
SECTION A-A



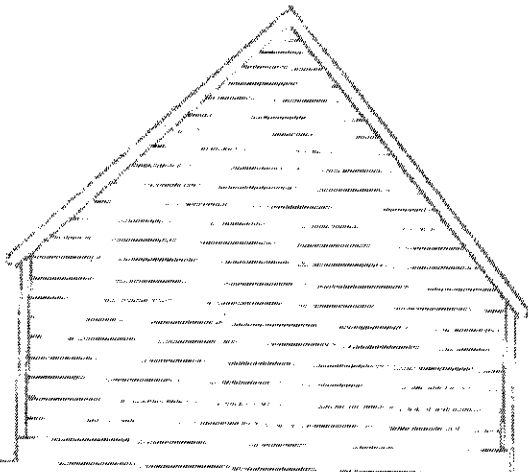
GROUND FLOOR PLAN

SCALE 1:100

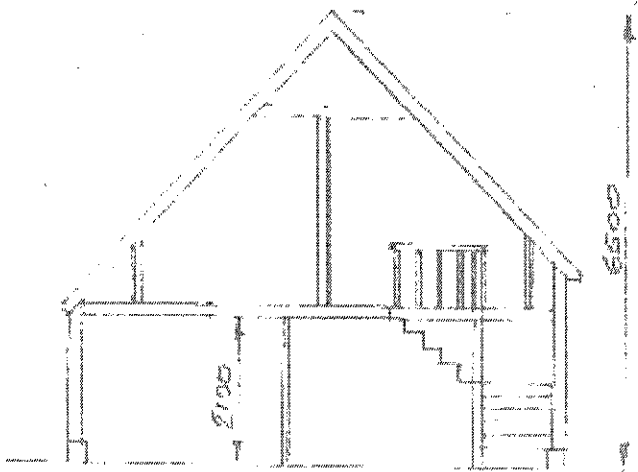
CEDAR SHINGLE
ROOF COVERING



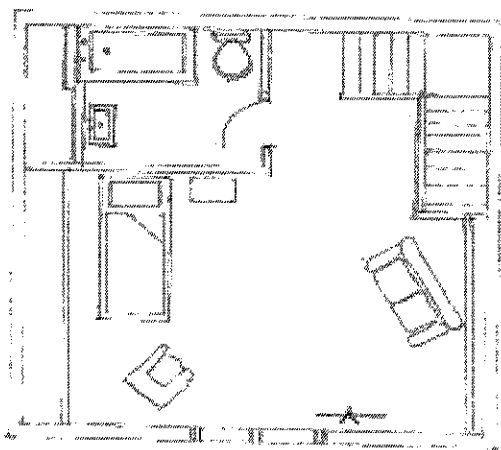
SIDE ELEVATION (EAST)



END ELEVATION (NORTH)



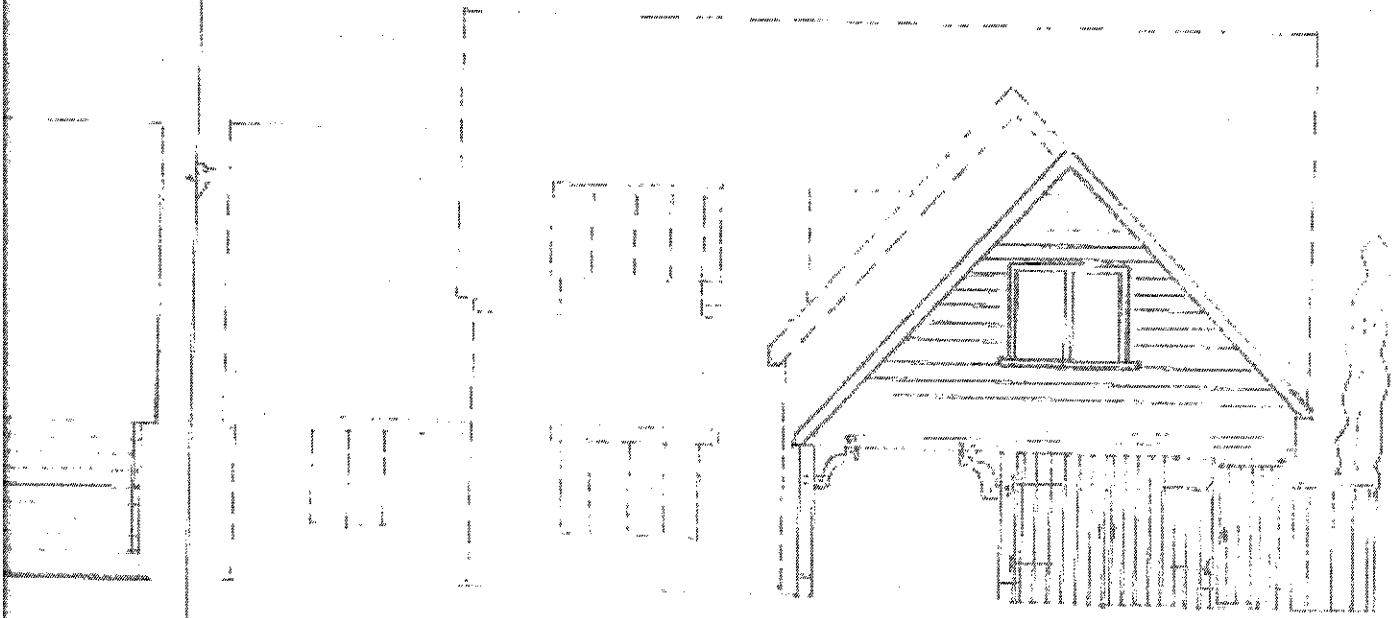
SECTION B-B



FIRST FLOOR PLAN

18 LEYS ROAD, CLUNBOROUGH,
LOCATION OF DETACHED OPEN BAY & CLOSED BAY GARAGE
WITH LOFT SPACE ABOVE.
PROPOSED ELEVATIONS AND FLOOR PLANS & SECTIONS.
AMENDED DWG. No 3(b) DATE FEB 2013.

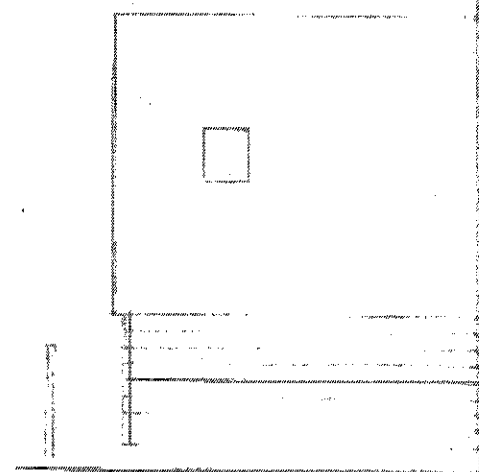
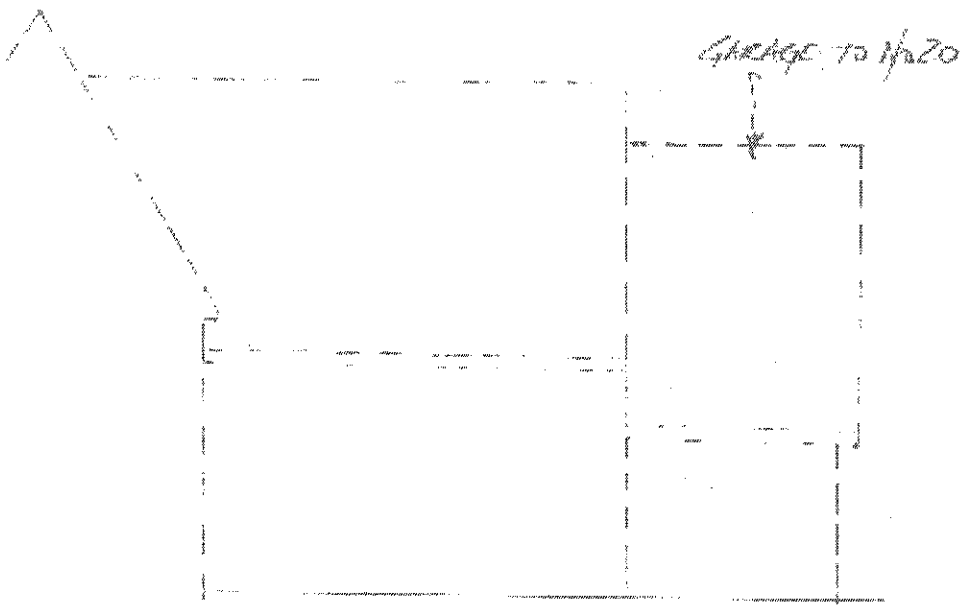
ION
OF
PAGE.



AMENDED PLAN SHOWING ELEVATION
OF PROPOSED GARAGE WITH PITCH
OF ROOF TO MATCH GARAGE
PITCH AND LINE TO NO 20
LEYS ROAD.

SCALE 1:100

18 LEYS ROAD, CUNNOR, OXON.
ERECTION OF DETACHED OPEN BAY & CLOSED BAY GARAGE
WITH LOFT SPACE ABOVE.
PROPOSED ELEVATION IN RELATION TO ADJACENT PROPERTY No 20.
AMENDED DNG No 4(b) DATE FEB 2013



SIDE ELEVATION
(WEST) OF
PROPOSED GARAGE



+

CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference:	P13/V0065/HH	Officer:	Stuart Walker
Application type:	Other	Amended plans:	Yes
Address:	18 Leys Road, Cumnor, Oxford OX2 9QF		
Proposal:	<i>Erection of detached open bay and closed bay garage with space in loft above. (Re-submission of application P12/V1782/HH). Amended Details.</i>		

CUMNOR PARISH COUNCIL:

1. considers that this application should be **APPROVED** for the following reasons:
2. considers that this application should be **REFUSED** for the following reasons (planning reasons must be given;

Cumnor Parish Council notes that in this amended version of P12/V1782/HH the applicant has sought to address some of the comments that were made in response to the last version. Specifically the pitch of the roof has been altered to provide a steeper pitch, as suggested by the Conservation Officer on 13 February 2013, though without narrowing the building as he also suggested. In doing so the height of the building has been increased somewhat and this is likely to lead to an enhanced feeling of dominance of the building on its neighbours, notably 16 Leys Road. At the same time there is now an indicative lay-out of the living space in the loft.

However these amendments do nothing to address the other major concerns that Council had about this application and Cumnor Parish Council reiterates its previous objections as follows:

Cumnor Parish Council has grave concerns about a number of aspects of this application, principally in relation to the trees that have been removed.

The application requires consideration both of the principles at stake and the contradictory opinions expressed by different disciplines involved in providing opinions – as summarised in the following paragraphs.

Council is mindful of the fact that trees in a Conservation Area have the same protection as trees covered by a Tree Preservation Order. Prior to the development of Nos.20 and 22 Leys Road in 2009, a full arboricultural survey was undertaken which identified three trees in the rear garden of No.18 Leys Road as being of 'high quality and value' as well as a hedge and sundry other trees of moderate or low quality and value. Several of those trees, including the three named as being of 'high quality and value', were cut down.

without permission in the summer of 2012. A photo dated 23 June 2012 shows them still to be standing. By 13 August 2012, when the first application concerning this proposed development (P12/V1782/HH) was submitted, they had been felled. It appears to Council that the felling of the trees could be interpreted as an act designed to facilitate the application.

Following the withdrawal of application P12/V1782/HH, the issue of the felling of the trees was referred to the Enforcement Officer at the Vale. Council understands that it was her wish and intention that the trees should be replaced in their original position by the end of March 2013.

In this current application it will be noted that it is being proposed to plant three new trees – a Mountain Ash and a Scots Pine alongside the new building and a Hornbeam further within the plot. George Reade from the Forestry Team at the Vale seems to concur with this proposal in his Application Web Comments relating to this application. However this outcome would be wholly unacceptable to Cumnor Parish Council. First and foremost the proposed trees would, in the fullness of time, be liable to undermine the foundations of the new building or to affect the drainage from Nos. 20 and 22 Leys Road which runs down the service road. Furthermore in Council's opinion it would be totally improper that a conversation between an applicant and one officer of the Vale should undermine the wish and intention of another officer of the Vale. In short, it would set a wholly unacceptable precedent if a developer were to be allowed to fell trees in the Conservation Area at will without any enforcement consequences. Were planning permission to be granted on this basis, it would give the green light to any developer to ignore the constraints of the Conservation Area.

Apart from these considerations, Council does not object to a single, single-storey garage as originally envisaged in 2009 but a double garage with living accommodation in the loft is excessive in an already fully developed part of the Conservation Area. With this re-submission some of the overlooking issues have been addressed but this proposal, if allowed, would still cause significant loss of privacy to Nos 16 and 24 Leys Road.

If the Planning Committee of the Vale is minded to grant permission, Cumnor Parish Council requests that conditions be imposed, namely that the new building should never be lived in, rented or sold separately to the main dwelling, namely 18 Leys Road.

3. has **NO STRONG VIEWS** on this application and accepts that VOWH will determine it as it considers appropriate. (Please include any comments below).

Signed byT Brock.....
Clerk to Cumnor Parish Council

Dated 19 March 2013