

CUM/19155/2 – Mr D Adlard

Demolition of existing rear extension. Loft conversion and construction of rear, side and front extension to form additional habitable accommodation and double garage. Convert existing garage structure to form dining room with new roof.

44 Cumnor Hill, Oxford, OX2 9HB.

1.0 The Proposal

1.1 This application seeks full planning permission for the demolition of an existing rear extension and alterations / extensions to the dwelling to form additional living accommodation and a new attached double garage. The plans have been amended to take account of objections to the original proposal.

1.2 The property, located on the northwest side of Cumnor Hill, is a large detached dwelling that is set down from the road. It is bounded by other dwellings. A copy of the submitted plans showing the location of the proposal, its design and layout are attached at **Appendix 1**.

1.3 The application comes to Committee because Cumnor Parish Council objects.

2.0 Planning History

2.1 In July 2005 planning permission was granted for a replacement of the existing dwelling. In November 2007 an alternative scheme to extend and alter the existing dwelling was withdrawn.

3.0 Planning Policies

3.1 *Vale of White Horse Local Plan 2011*

Policies DC1, DC5 and DC9 (quality of new development) and Policy H24 (extensions to dwellings) are relevant to this application.

4.0 Consultations

Original Plans

4.1 Cumnor Parish Council objects to the proposal. Their comments are attached at **Appendix 2**.

4.2 County Engineer – no objections subject to conditions.

4.3 11 letters of objection have been received which are summarised as follows:

- The proposed development is too large for the area, and spans the full width of the site. It doubles the footprint of the existing dwelling, and is a massive increase in volume.
- The proposal is too high. This is exacerbated by the severity of the slope when viewed from No.42 which is much lower than No.44.
- It will cause loss of light / outlook to, and overlooking of neighbours.
- A spring runs beneath the house.
- There will be no access on either side of the dwelling between the front and back gardens.

- The access for cars is difficult because of the steep slope. A larger house may lead to more cars.
- The new garage will lead to a loss of turning space in front of the dwelling.
- There is a badger sett in the garden, which should not be affected in any way.
- The proposal is contrary to the House Extension Design Guide.

4.4 1 letter of support has been received.

4.5 Oxford Badger Group objects to the application, stating the proposal will cause disturbance to the badgers.

Amended plans

4.6 Cumnor Parish Council objects to the proposal. Their comments are attached at **Appendix 3.**

4.7 4 letters of objection have been received in response to the amended plans reiterating previous comments summarised above and making the following points:

- The proposal is still too large in size, height and bulk.
- The proposal will still increase the height of the dwelling, unacceptably so.
- The garden of No.42 is waterlogged. The proposal will cause further surface water runoff into this garden.

4.8 Natural England has no objection to the proposal subject to the provision of a 20m exclusion zone to protect the badger sett.

Officer Comments

5.1 The main issues in this case are considered to be 1) the impact of the proposal on the character and appearance of the area, including its design, 2) the impact of the proposal on neighbouring properties, 3) the safety of the access and parking arrangements, and 4) the impact upon the badger sett.

5.2 On the first issue, the development in the form proposed is not considered to be out of keeping with the locality. The plans have been amended to take account of concerns regarding the originally proposed rear extension projection, which has now been reduced in length by 300mm on the ground floor and 2250mm at the first / second floor. Whilst the proposed alterations and extensions (as amended) are still large, including an increase in height of the roof (by approximately 1m along the original ridge line, and 2m at the gable end), the resultant development is not considered an overdevelopment of the site and remains a large dwelling on a reasonably sized plot. Furthermore the property is set down from the road, where public views of it will be limited, and the relative height of the gable element is similar to No.46, which is situated uphill of the proposal to the southwest, as viewed from Cumnor Hill. Consequently, Officers consider the visual impact of the proposal to be acceptable.

5.3 Regarding the second issue, the impact on neighbouring properties, it is considered that no undue harm would be caused to No.46 Cumnor Hill. The ground level of No.46 is approximately 1.2m higher than the application site. There is also considered to be no undue harm to No.42 Cumnor Hill, which is situated downhill on the north east side of the site. Whilst this property is lower than the application site, the main upper floor proposed extension is on the opposite side of the site from this

dwelling (i.e. adjoining No.46). The alterations to the existing garage to provide an enlarged reception room is to be kept to a similar height as existing (see attached drawings), and the new extension to the rear (rear reception room) is essentially single storey with the roof sloping away from No.42. As such, Officers consider the impact on this property to be acceptable.

- 5.4 In terms of parking and access, the existing access arrangement is considered acceptable. Furthermore, the provision of a double garage and outdoor spaces ensures adequate parking will be retained on site, including the ability to turn and leave the site in a forward gear. The County Engineer has raised no objection to the application.
- 5.5 Regarding the badger sett, Natural England has no objections to the proposed alterations / extensions to the dwelling, provided a 20m exclusion zone is set up around the sett. A planning condition is proposed to require this.

6.0 **Recommendation**

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

1. *TL1 – Time Limit*
2. *MC2 – Sample Materials to be submitted.*
3. *RE14 – Garage accommodation to be retained.*
4. *Protective fencing to provide a 20m exclusion zone around badger sett.*
5. *MC20 – Amended Plans.*