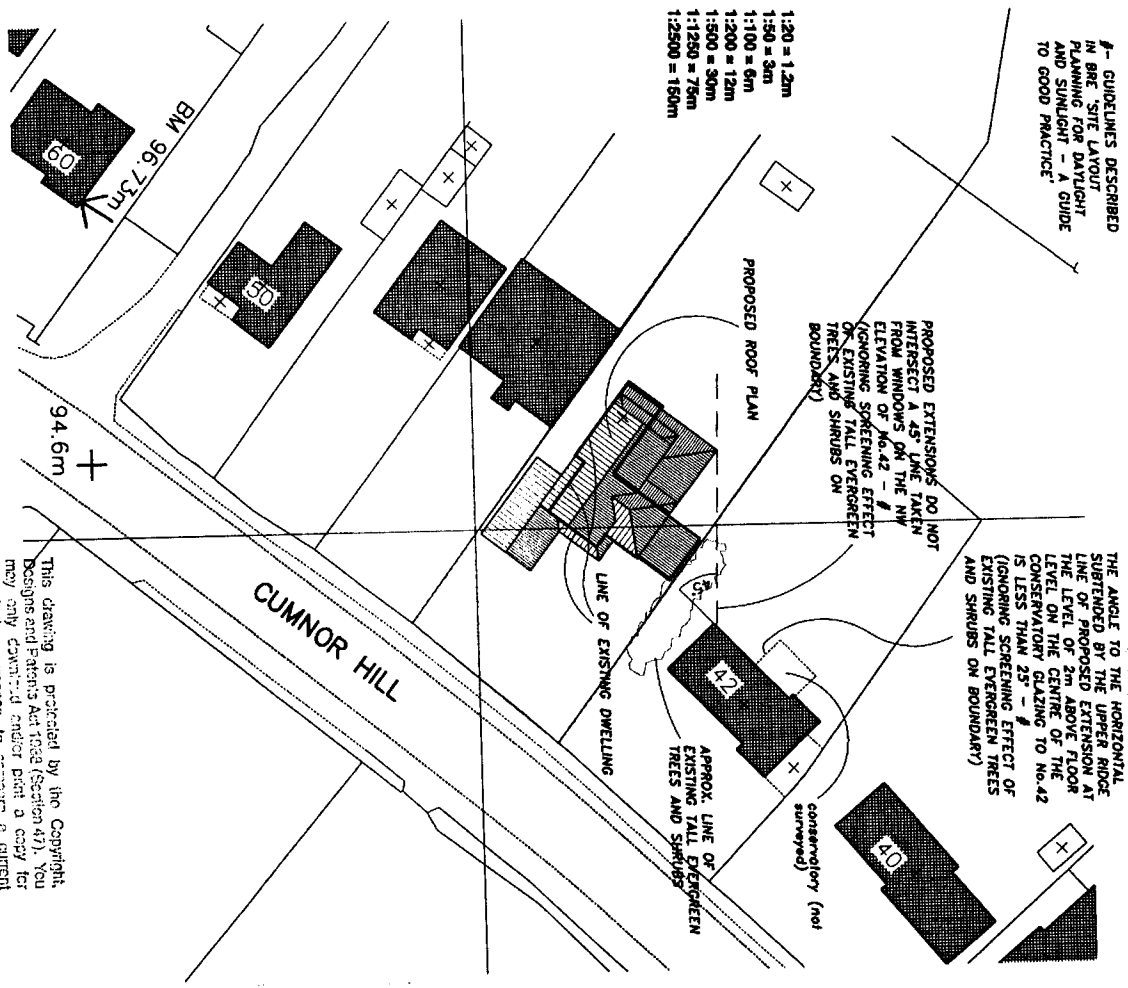


- GUIDELINES DESCRIBED IN BRE 'SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT - A GUIDE TO GOOD PRACTICE'

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

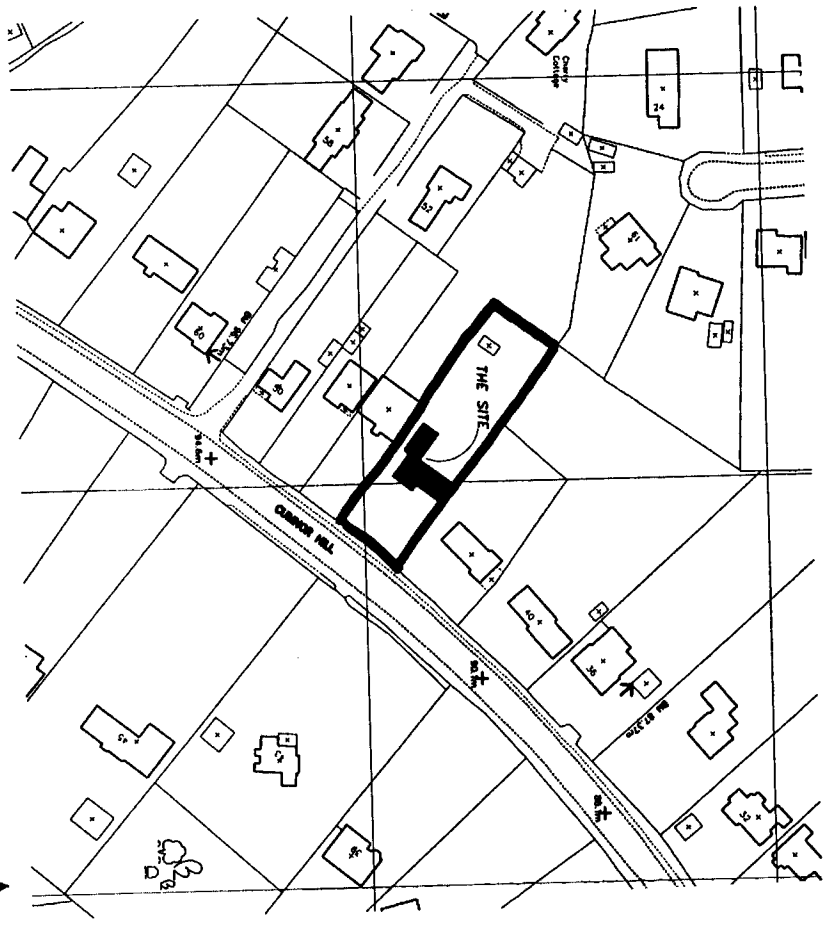


THE ANGLE TO THE HORIZONTAL SUBTENDED BY THE UPPER EDGE LINE OF PROPOSED EXTENSION AT THE LEVEL OF 2m ABOVE THE CONSERVATORY GLAZING TO NO.42 IS LESS THAN 25° - # (IGNORING SCREENING EFFECT OF EXISTING TALL EVERGREEN TREES AND SHRUBS ON BOUNDARY)

PROPOSED EXTENSIONS DO NOT INTERSECT A 45° LINE TAKEN FROM WINDOWS ON THE NEW ELEVATION OF NO.42 - # (IGNORING SCREENING EFFECT OF EXISTING TALL EVERGREEN TREES AND SHRUBS ON BOUNDARY)

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BLOCK PLAN 1:500

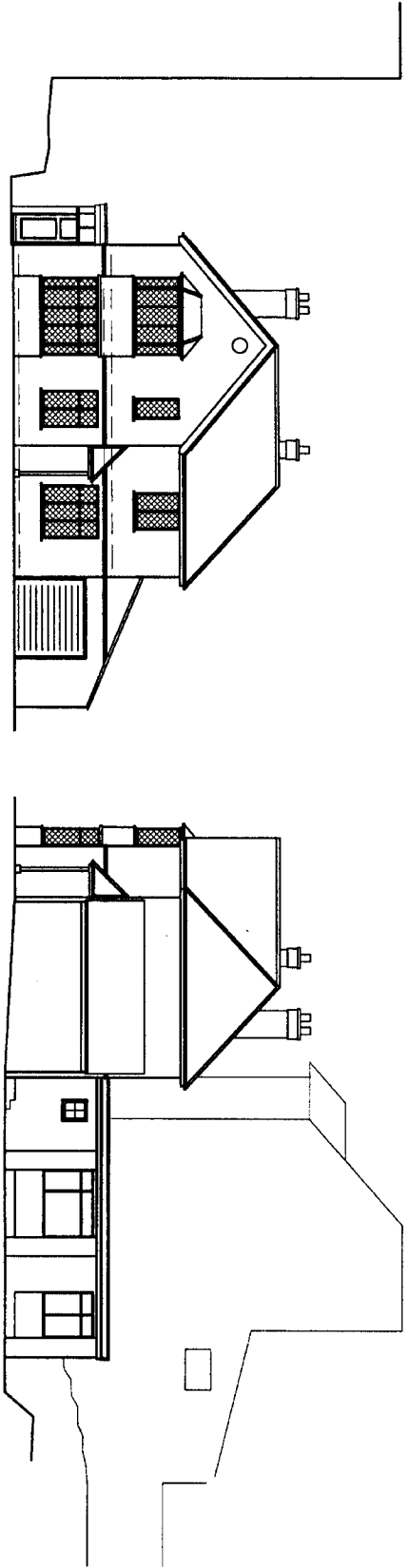


SITE LOCATION PLAN 1:1250
AMENDED PLAN
 Cum/1/15/12
 03/10/06/fwl

REV A - EXTENSION REDUCED. FURTHER INFO ADDED - FEB'06

PROJECT TITLE	44 CUMNOR HILL, OXFORD, OXOM.
DRAWING TITLE	SITE LOCATION AND BLOCK PLANS
CLIENT	MR D ADLARD
drawn R	scale 1:250, 500
date 11/2007	dwg no. 721/SL010

PCA
 LONDON
 ARCHITECTS & DESIGNERS
 9 High Street, Eynsham, Oxford OX29 4HA
 Telephone: 01865 882646 Fax: 01865 883219
 email: PCA@PCA-Architects.com

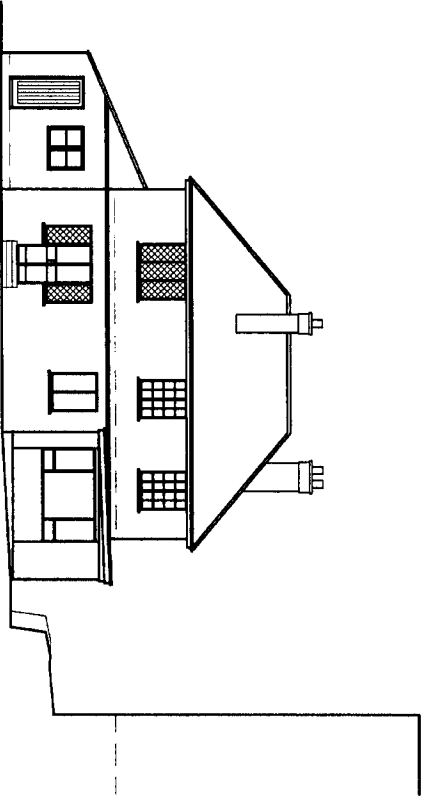


FRONT ELEVATION

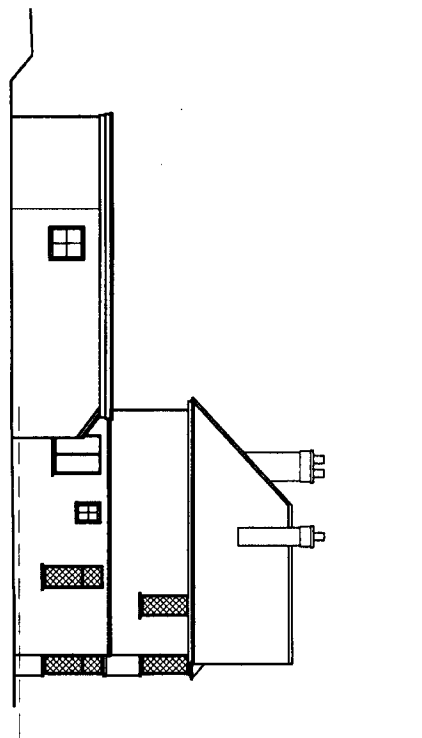
SIDE ELEVATION

APPENDIX 1

- 1:20 = 12m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1000 = 60m



REAR ELEVATION



SIDE ELEVATION

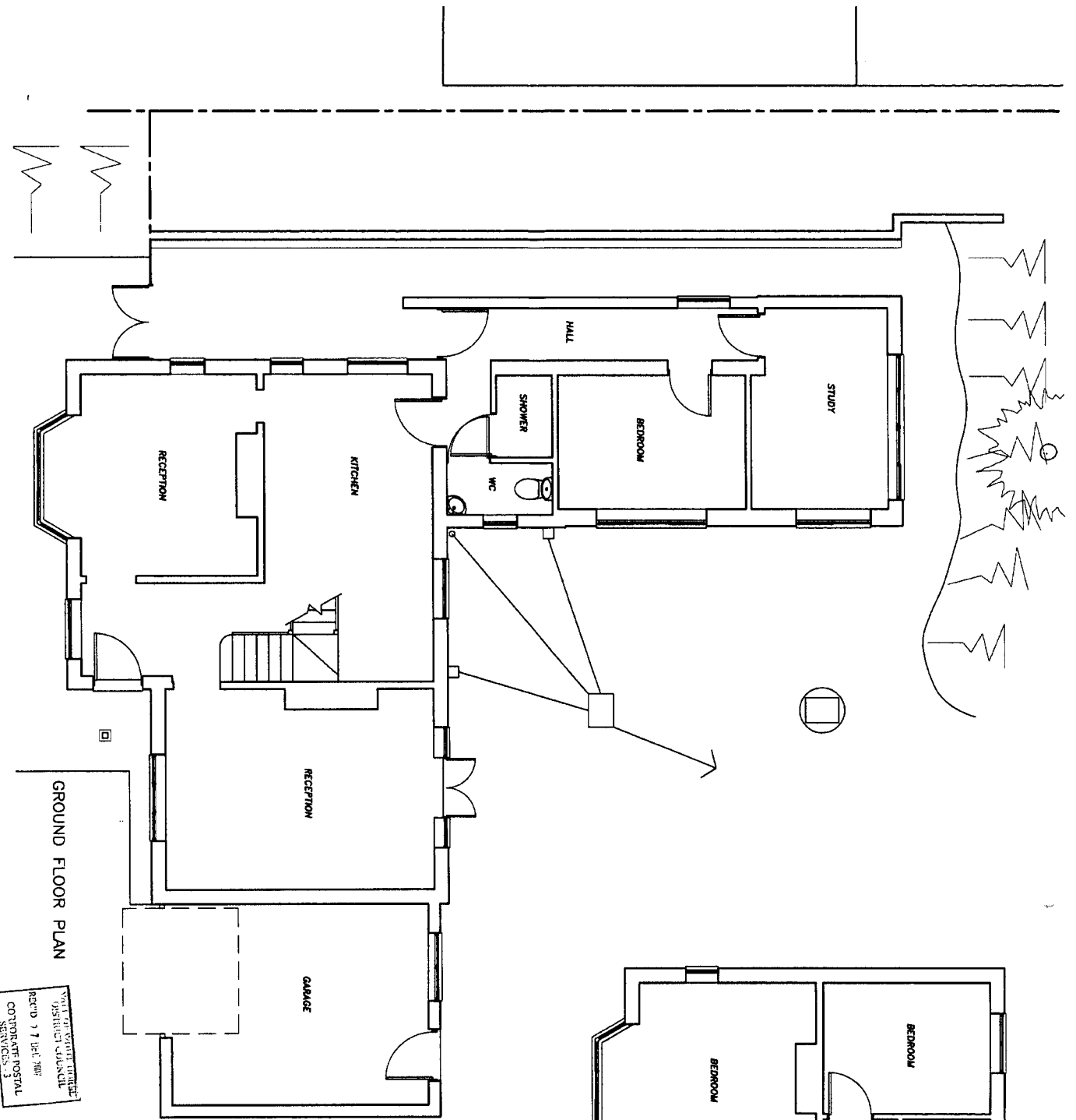
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VALE OF VALE VALLEY HOUSING
DISTRICT COUNCIL
SEC'D 17 DEC 2007
CORPORATE POSTAL
SERVICES 3

01/Goodman
01/10/07

PROJECT TITLE 44 CHAMBER HILL, OXFORD, OX90K		DRAWING TITLE EXISTING ELEVATIONS	
CLIENT IAN D ADLARD		DRAWN BY 12/2007	
SCALE 1:50		DATE 12/2007	
DRAUGHTSMAN 721/WONK/ALDA		DATE 12/2007	

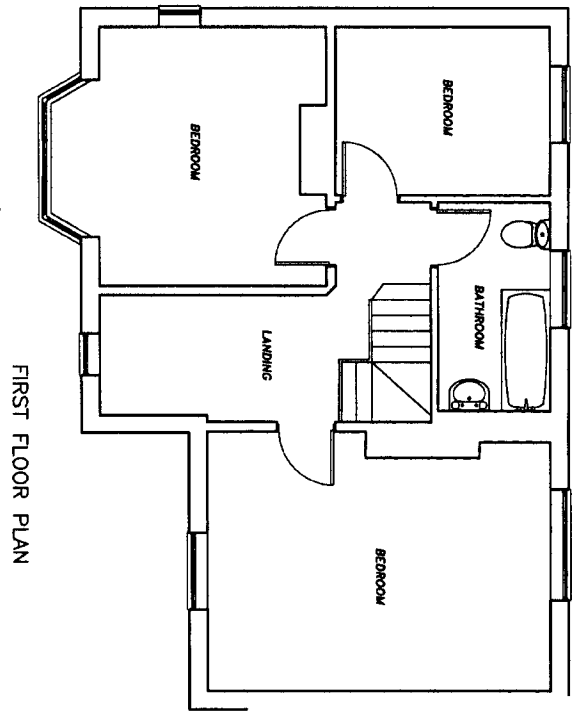
ARCHITECTS & DESIGNERS
PCA
LONDON
9 High Street, Putney, London SW15 2NU
Telephone: 01865 882246 Fax: 01865 882219
email: PCA@PCA-architects.com



GROUND FLOOR PLAN

WALL OF VENTILATED
DISTRICT COUNCIL
CORPORATE POSTAL
SERVICES 3

- 1:250 = 1.2m
- 1:500 = 3m
- 1:1000 = 6m
- 1:1500 = 7.5m
- 1:2000 = 10m
- 1:2500 = 15m



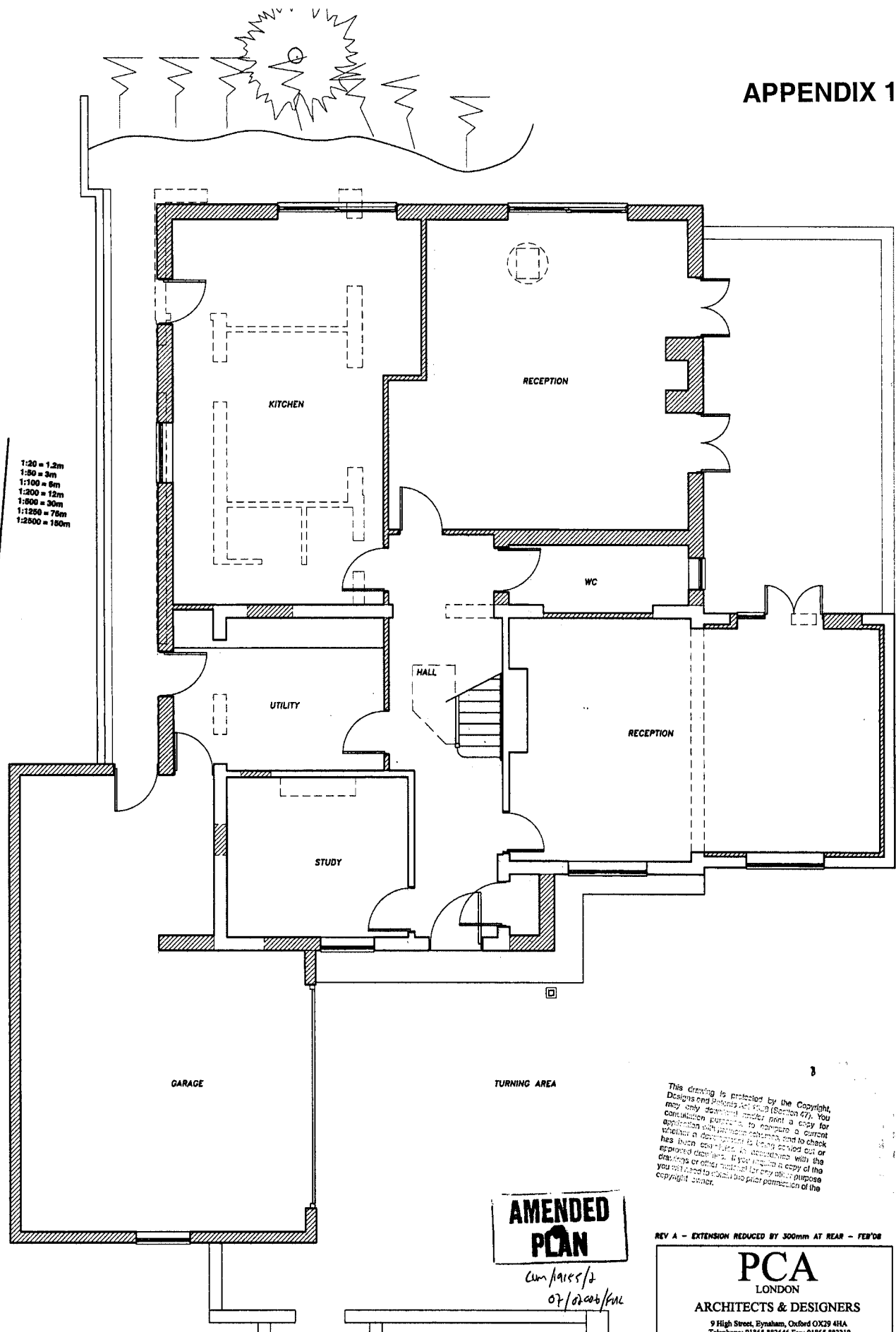
FIRST FLOOR PLAN

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01703 601 100

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ARCHITECTS & DESIGNERS	
9 High Street, London, Oxford OX2 4JA Telephone: 01865 85364 Fax: 01865 85310 email: PCA@PCA-architects.com	
PROJECT TITLE 44 CLAMBER HALL, GERRARD, OXON.	
DRAWING TITLE EXISTING PLANS	
CLIENT	MR D ADAMS
drawn by	scale 50
date 12/2007	diag no. 721/900K/AL01

APPENDIX 1



GROUND FLOOR PLAN

AMENDED PLAN

Am 1/19/05/2
07/02/06/ful

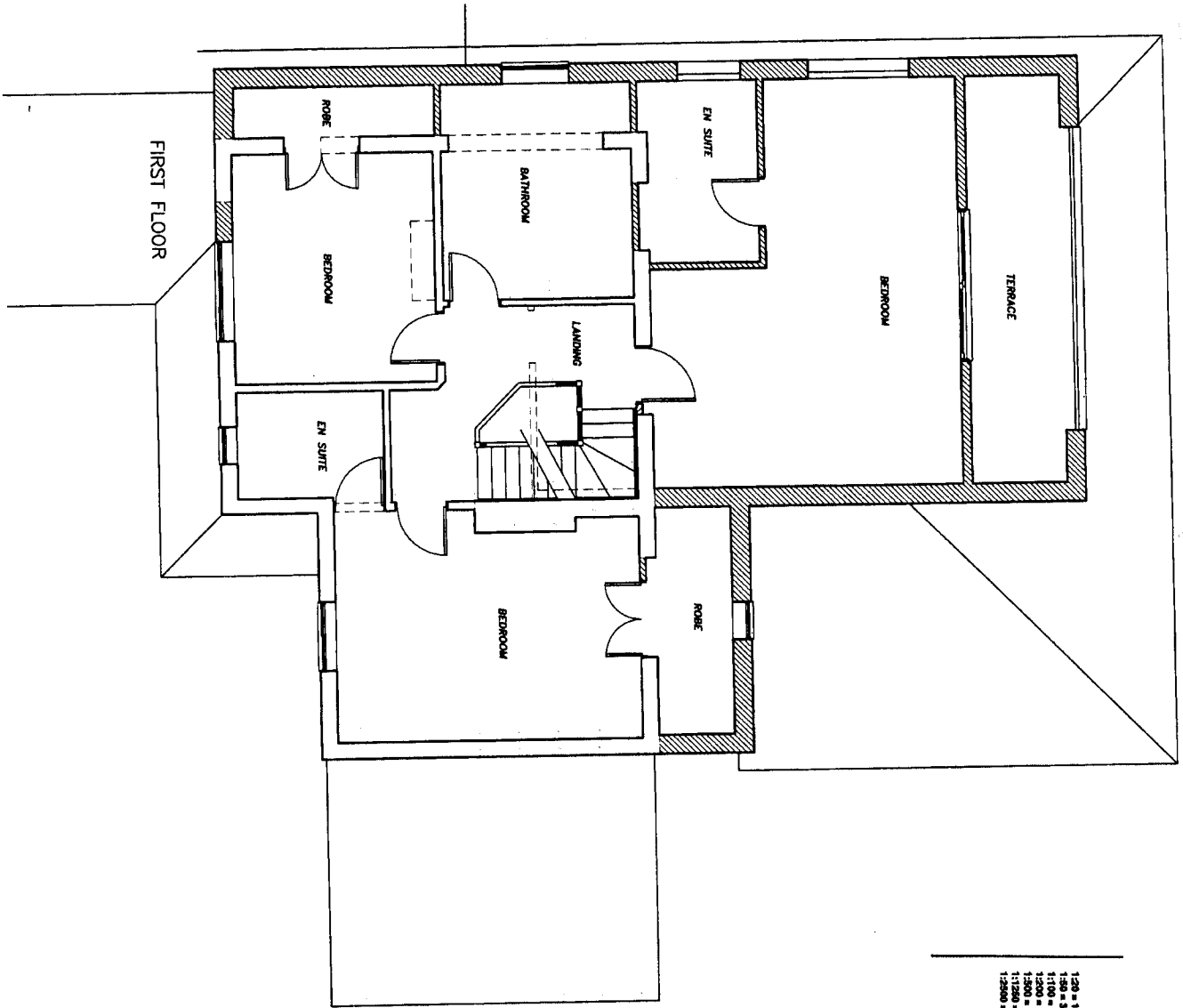
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REV A - EXTENSION REDUCED BY 300mm AT REAR - FEB'08

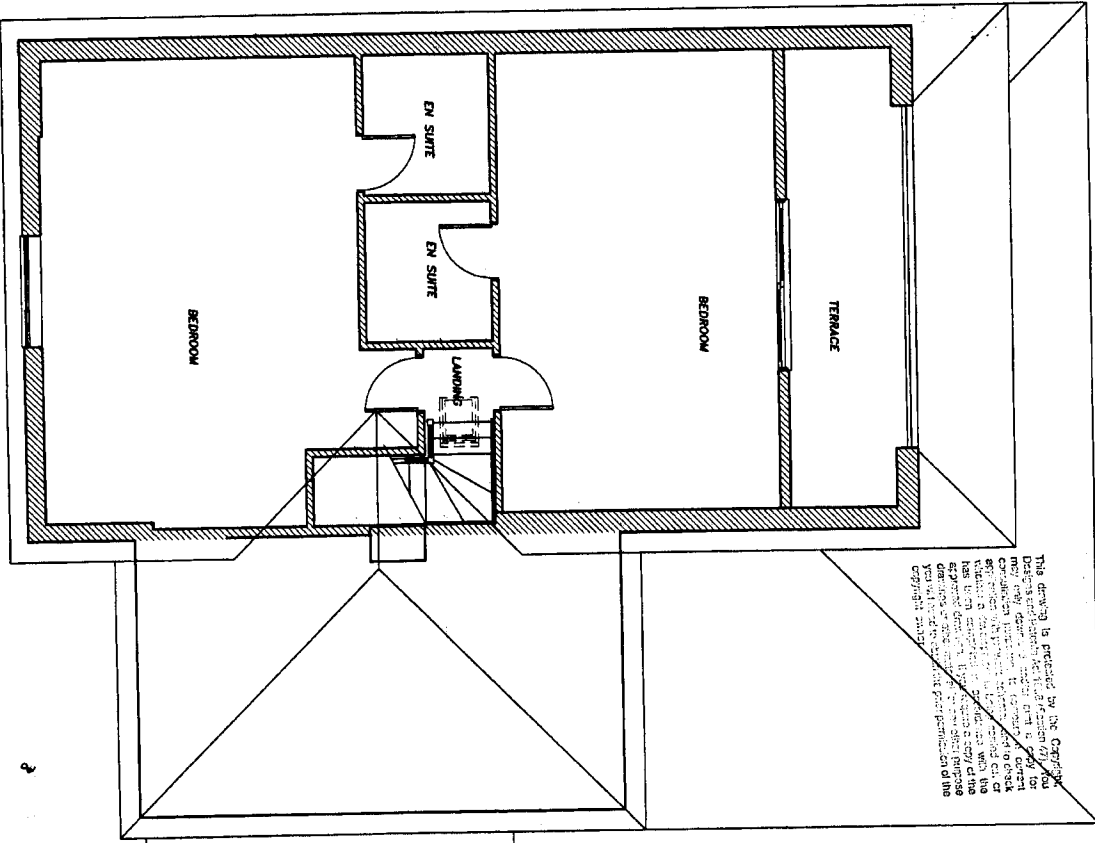
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ARCHITECTS & DESIGNERS

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Telephone: 01865 882646 Fax: 01865 883219
email: PCA@PCA-Architects.com

PROJECT TITLE	44 CUMNOR HILL, OXFORD, OXON.
DRAWING TITLE	PROPOSED GROUND FLOOR PLAN
CLIENT	MR D ADLARD



1:50 = 1.5m
 1:100 = 8m
 1:200 = 12m
 1:300 = 30m
 1:500 = 15m



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AMENDED PLAN
 07/10/2007/MLC
 07/10/2007/MLC

SECOND FLOOR

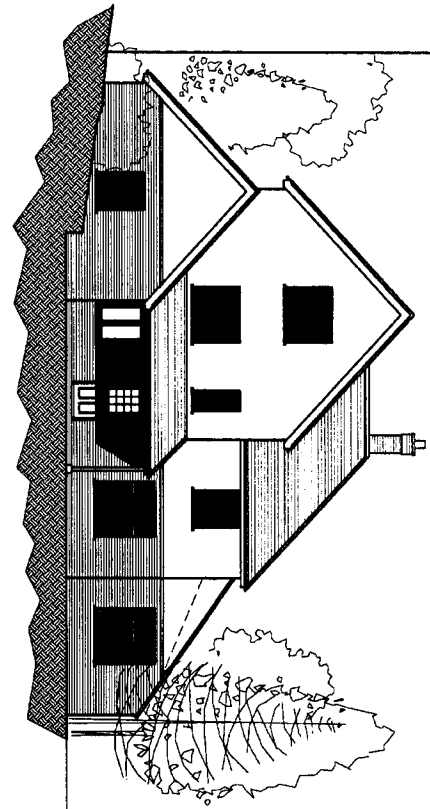
REV A - DIMENSION REDUCED AT HEAD ON FIRST & SECOND FLOORS - 1/2006

PROJECT TITLE	44 CLAREMONT HILL, DORMING, DORSET
DRAWING TITLE	PROPOSED 1st & 2nd FLOOR PLANS
CLIENT	MR B AYLAND
DRAWN BY	MLC
DATE	12/2007
SCALE	50
DWG NO.	721/1000/MLC

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 9 High Street, Epsom, Surrey, Middlesex TW20 4HA
 Telephone: 01865 862546 Fax: 01865 862519
 email: PCA@PCA-architects.com

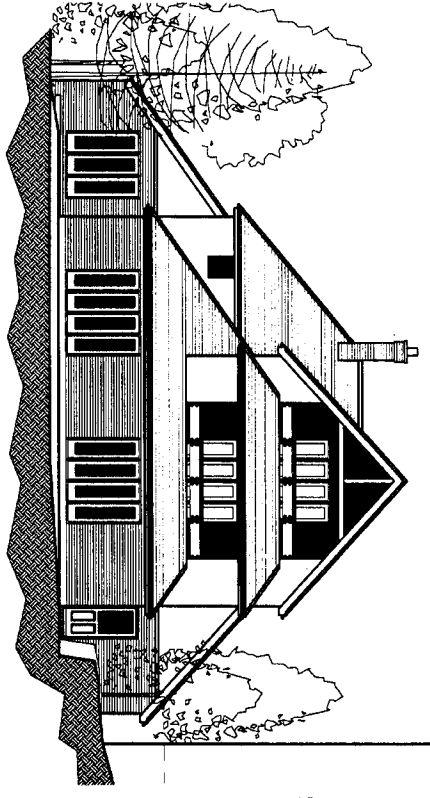
HEIGHT OF FLAME
MULLION
PROPERTY (m=40)

FRONT ELEVATION



HEIGHT OF FLAME
MULLION
PROPERTY (m=40)

REAR ELEVATION

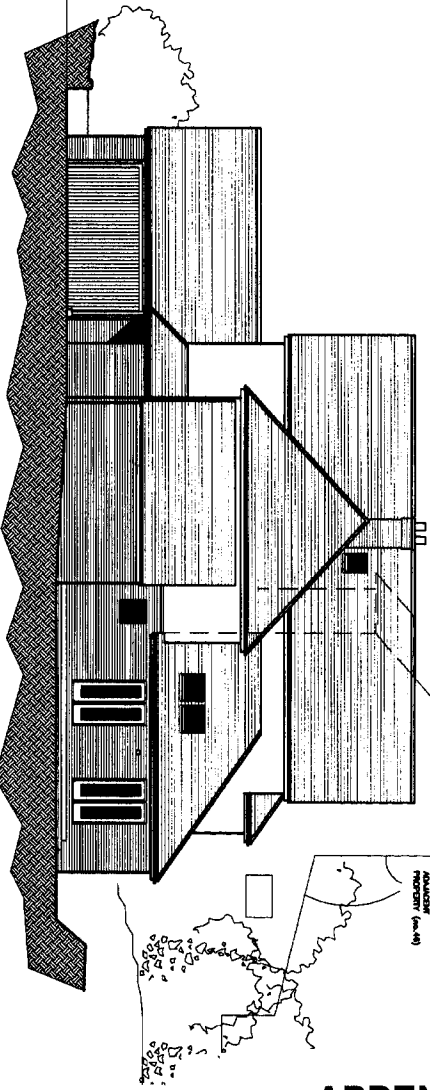


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1400 = 12m
1200 = 9m
1100 = 8m
1000 = 7m
11200 = 70m
12200 = 78m

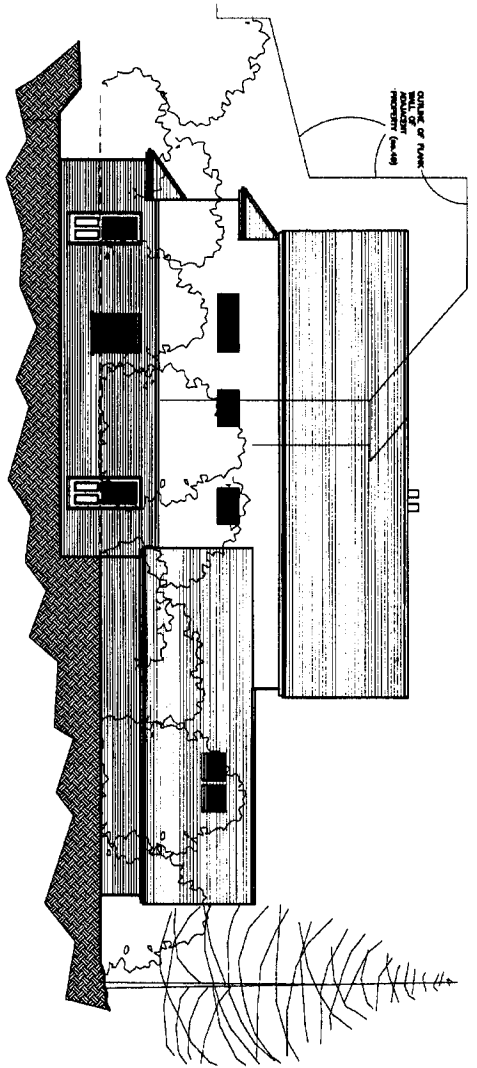
HEIGHT OF FLAME
MULLION
PROPERTY (m=40)

SIDE ELEVATION



HEIGHT OF FLAME
MULLION
PROPERTY (m=40)

SIDE ELEVATION



HEIGHT OF FLAME
MULLION
PROPERTY (m=40)

AMENDED PLAN

Clm / 19/15 / 2
07/02/00 / fvl

REV A - EXTENSION REDUCED AT REAR, TOP ROOF LINE LOWERED - FEB'06

PROJECT TITLE	44 CHAMBER HILL, OXFORD, OXON.
DRAWING TITLE	PROPOSED ELEVATIONS
CLIENT	MR D JAYLARD
DRAWN BY	
DATE	12/2007
SCALE	1:100
DWG NO.	721/WORK/14054

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Telephone: 01863 82326 Fax: 01863 82319



ARCHITECTS & DESIGNERS

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www.pca-architects.com

*Cum/19155/2
07/02006/FUL*

Planning Services
Vale of White Horse District Council
The Abbey House
Abingdon
OXON,
OX14 3JN

7th February 2008
For the attention of Mr Stewart Walker
Our Ref: 721/F002

Dear Mr Walker,

44 Cumnor Hill, Oxford OX2 9HB – Extension and Alterations

Further to your recent call please find enclosed 2no. copies of revised drawings numbered 721/Work/AL02a, AL03a, AL05a & SL01a.

As requested we have now shown the extension to the rear set in 300mm back from the line of the existing ground floor extension with the extension at second floor level set a further 2250mm back from this point. Also the ridge lines of both the garage and main roofs have been lowered.

These measures further reduce any potential impact on neighbouring properties, particularly no.42 Cumnor Hill.

Whereas we feel the original proposals did not constitute an overbearing development we have considered these amended proposals with the British Research Establishment (BRE) publication 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' to conclude this scheme is 'unlikely to have a substantial effect on diffuse skylight enjoyed by the existing building' (i.e. no.42). This is on the understanding that the line between the uppermost ridge line of the extension and the centre of the conservatory glazing of no.42 facing our site is less than 25 degrees. Also, on plan even the proposed ground floor extension does not intersect a 45 degree line taken from the nearest window of no.42. Regardless of the above, there is a substantial screen of tall evergreen trees and shrubs in the grounds of no.42 on the boundary with no.44 which would effectively obscure much of the proposed extension.

With our site being a storey height lower and to the north-east of no.46 Cumnor Hill we feel our proposals have little effect on this property.

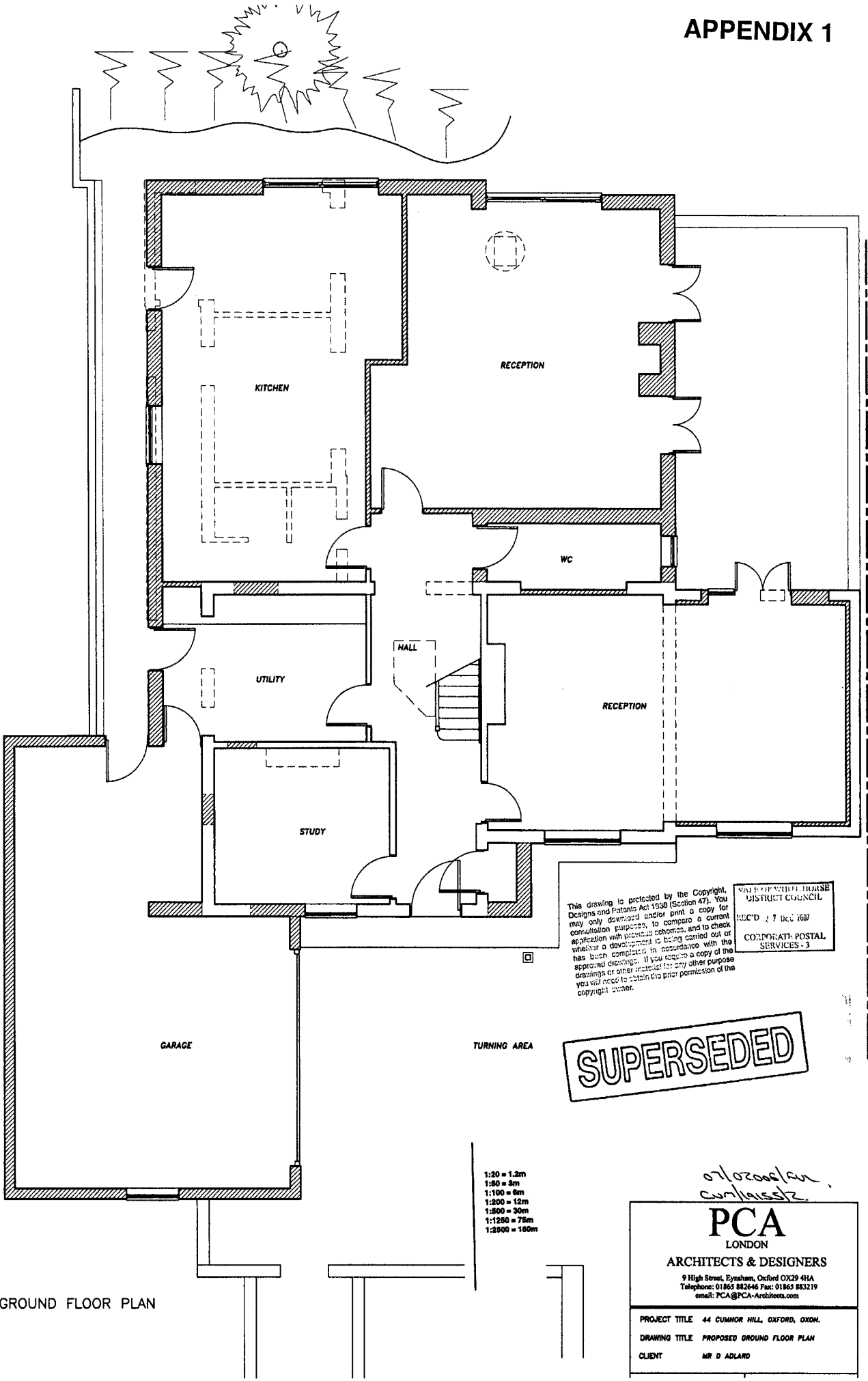
I trust these revised proposals are to your satisfaction and you can now support the application.


Phillip Pryse
for PCA Architects

APPENDIX 1

Copy: Mr D Adlard

APPENDIX 1



GROUND FLOOR PLAN

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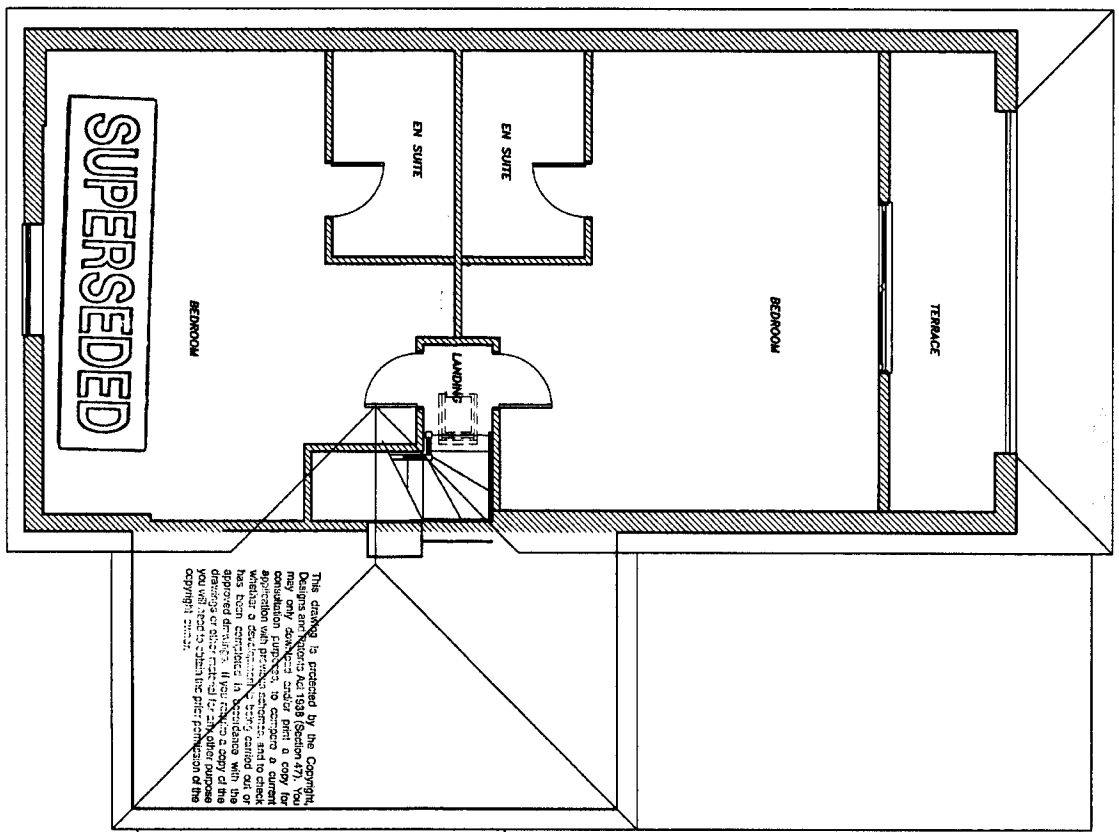
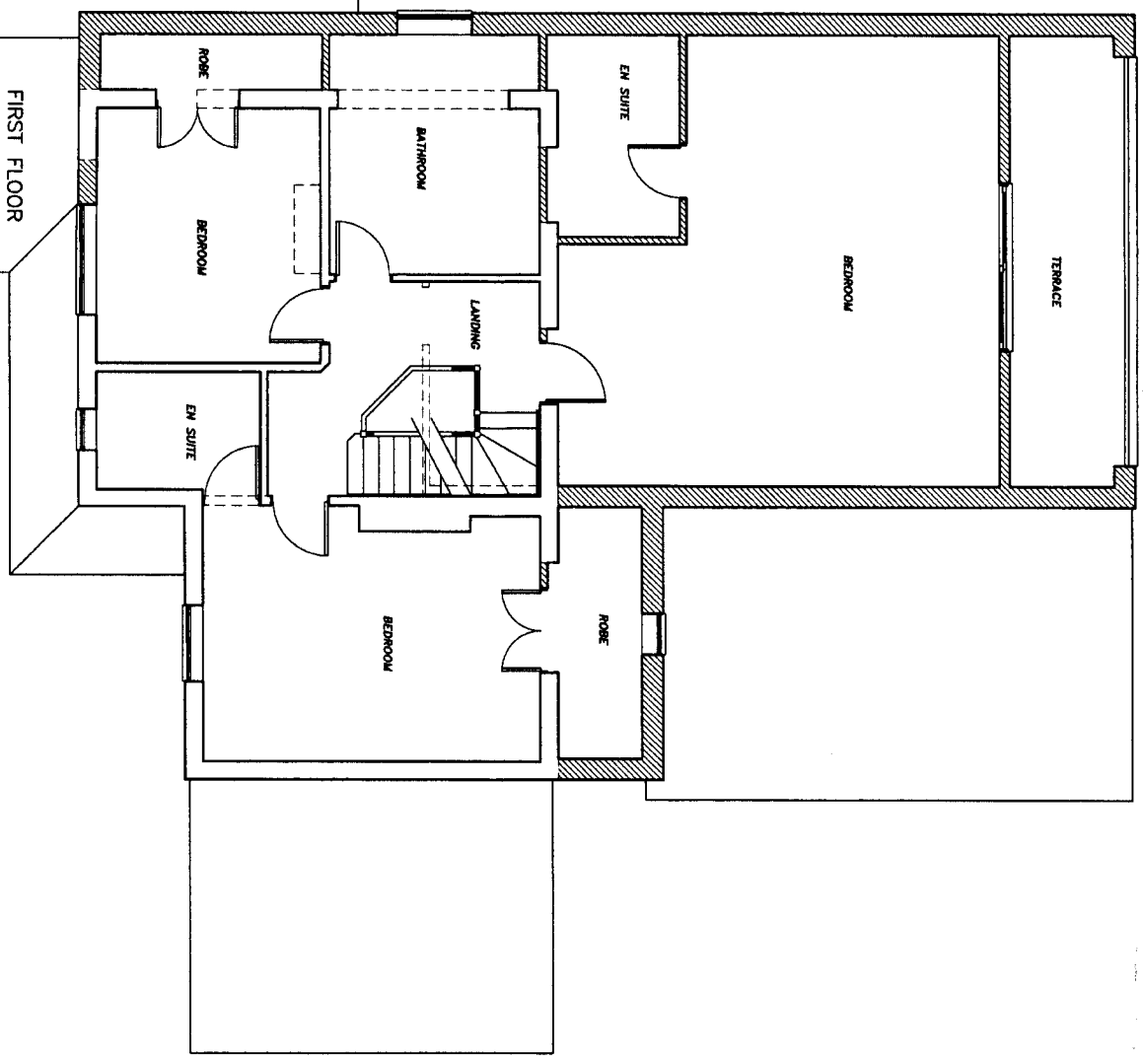
WALTON & HORSE
DISTRICT COUNCIL
SEC'D 27 Dec 2001
CORPORATE POSTAL
SERVICES - 3

SUPERSEDED

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m

*0702066/AN
CUM/ADL/STZ*

<p>PCA LONDON ARCHITECTS & DESIGNERS</p> <p>9 High Street, Eynham, Oxford OX29 4HA Telephone: 01865 882646 Fax: 01865 883219 email: PCA@PCA-Architects.com</p>	
PROJECT TITLE	44 CUMMOR HILL, OXFORD, OXDM.
DRAWING TITLE	PROPOSED GROUND FLOOR PLAN
CLIENT	MR D ADLARD



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SECOND FLOOR

FIRST FLOOR

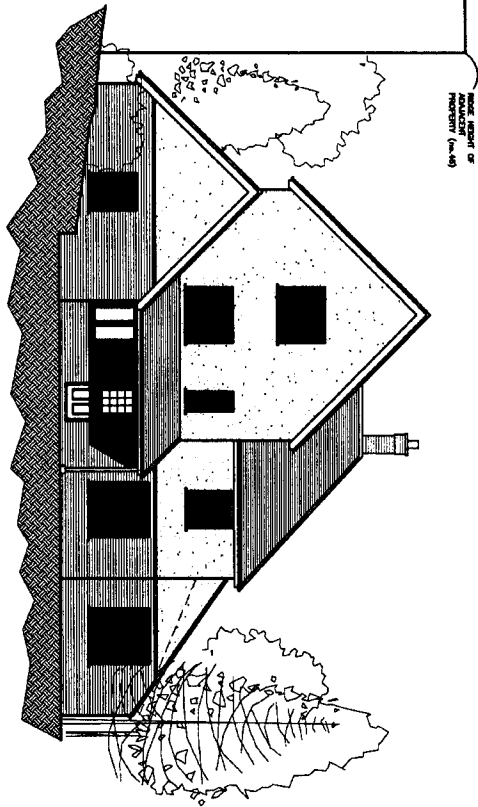
VALERIE WINTERSTEIN
DISTRICT COUNCIL
RECD 17 JUL 07
CORPORATE POSTAL
SERVICES 3

PROJECT TITLE	44 GANNON HILL, DORTON, GUYTON
DRAWING TITLE	PROPOSED 1st & 2nd FLOOR PLANS
CLIENT	Mrs D ADAMS
drawn & date	12/2/07
scale	50
diag no.	721/WORK/ALB

PCA
 LONDON
 ARCHITECTS & DESIGNERS
 9 High Street, Brixton, Oxford OX2 9HA
 Telephone: 01865 82264 Fax: 01865 82319
 email: PCA@PCA-architects.co.uk

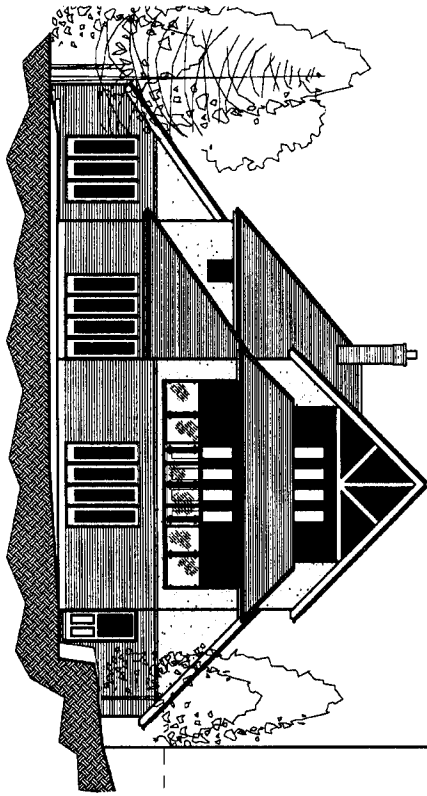
*st/rood/cn
com/iss/r.*

FRONT ELEVATION



SCALE: 1/8" = 1'-0"

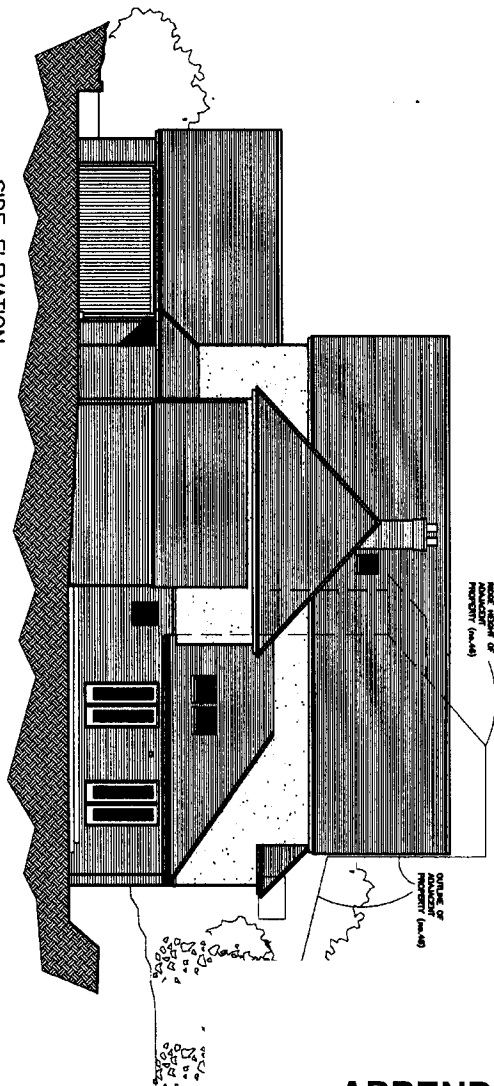
REAR ELEVATION



SCALE: 1/8" = 1'-0"

1:20 = 1:20m
 1:50 = 5m
 1:100 = 10m
 1:200 = 20m
 1:500 = 50m
 1:1000 = 100m

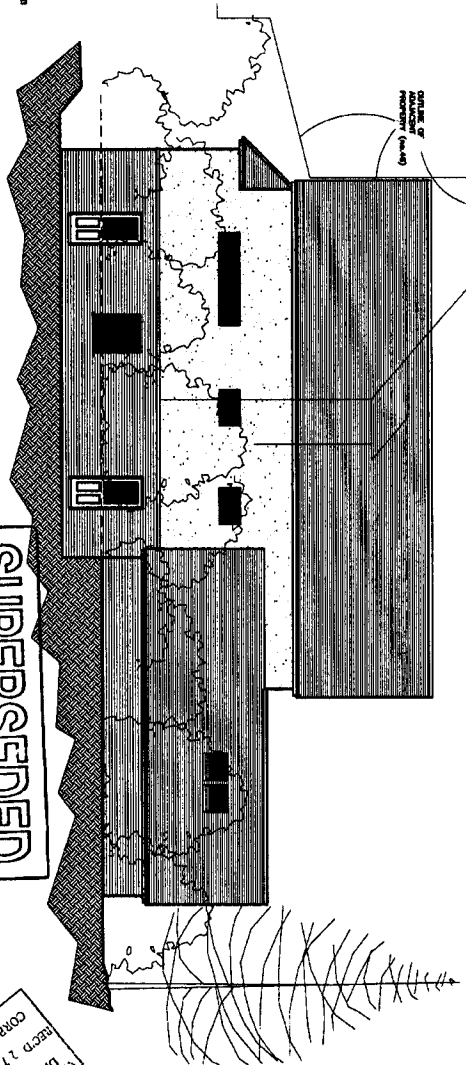
SIDE ELEVATION



SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

SIDE ELEVATION



SCALE: 1/8" = 1'-0"

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PROJECT TITLE	44 GARDNER HILL, GORTON, OXON.
DRAWING TITLE	PROPOSED ELEVATIONS
CLIENT	MR D JAYLARD
DATE	12/2007
SCALE	1:50
DWG NO.	721/WORK/ALDS
<p>PCA ARCHITECTS & DESIGNERS LONDON 9 Third Street, Brompton, Central London, W1A 1AA Telephone: 01863 823446 Fax: 01863 823319</p>	

SUPERSEDED

*01/02/2008
 cancelled*

REC'D 17 DEC 2008
 CORPORATE POSTAL
 SERVICES 3
 DISTRICT COUNCIL

CUMNOR PARISH COUNCIL RESPONSE FORM

The observations of Cumnor Parish Council.

Register No. 07/02006/FUL Officer: Mr Stuart Walker

Application Number: CUM/19155/2 Amended plans: Yes

Address of Proposal: 44 Cumnor Hill, Oxford, Oxon, OX2 9HB

Proposal: *Demolition of existing rear extension. Loft conversion and construct rear, side and front extensions to form additional habitable accommodation and a double garage. Convert existing garage structure to form dining room with new roof.*

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.

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:

The Council is disappointed that there seems to have been little effort to address the previous objections except to lower the roofline by 300mm.

Outstanding issues still to be addressed include:

- the overall mass of the building compared to the existing property and 42 Cumnor Hill,
- the garage being built significantly forward of the housing line,
- run-off water appears not to have been considered,
- the vehicle manoeuvring area and steep access to the road
- no access to the rear of the property except through the extended garage,

The proposed building would occupy the full width of the site allowing no access for maintenance. The elevations have been drawn in such a way as to give a false impression of the relationship between the two neighbouring properties. It is likely to have a huge impact on the neighbours downhill in No 42 Cumnor Hill overshadowing the rear gardens and affecting both their privacy and light.

The proposed extended garage/workshop would be in the field of view of neighbours up the Hill and to passers by.

A stream runs through the front garden and along the boundary with No 42 Cumnor Hill. It carries surface run-off during times of heavy rainfall and should be left open. The gardens of No 42 are already boggy and this problem could worsen if measures are not taken regarding surface water run-off. The Council previously commented that there were concerns regarding subsidence of the foundations of the proposed building as a lean-to garage on the site previously collapsed into the garden of No 42.

The front garden has been concreted over exacerbating the problems regarding surface water run-off. There is likely to be insufficient area to manoeuvre vehicles and for car parking if the extended garage were to be permitted.

The access and egress is already difficult due to the steepness of the drive and the District Council should note that delivery vehicles have difficulty accessing the site and park on the Hill.

There is an active badger sett in the gardens of Nos 44 and 46 Cumnor Hill. Before any construction takes place on the site measures should be taken so that the badgers are not disturbed in any way.

The Council's previous objections dated 5 February annexed to this form are still relevant.

Signed by ...*J B Bock*.....

Dated 4 March 2008

Clerk to Cumnor Parish Council

APPENDIX 2

CUMNOR PARISH COUNCIL RESPONSE FORM

The observations of Cumnor Parish Council.

Register No. 07/02006/FUL Officer: Mr Stuart Walker

Application Number: CUM/19155/2 Amended plans: No

Address of Proposal: 44 Cumnor Hill, Oxford, Oxon, OX2 9HB

Proposal: *Demolition of existing rear extension. Loft conversion and construct rear, side and front extensions to form additional habitable accommodation and a double garage. Convert existing garage structure to form dining room with new roof.*

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:

Neighbourliness. The Council believes this proposal to be unneighbourly and would undoubtedly have a great impact on the residents of No 42 Cumnor Hill. The plans are misleading and lead to disingenuous conclusions. Although the proposal is shown on the plan in context with No 46 further up the incline of the Hill, it does not show No 42 in the same context further down Cumnor Hill. The ridge height would be similar to that of No 46 sited above it and thus the proposed property would overlook and dominate No 42.

Design. The proposal is for a large extension and reconstruction of the current property. The footprint will be more than double and the house would be much larger than neighbouring properties. Due to its size and scale, the proposed house would be out of character with the surrounding area and contrary to Policies DC1 and H24 of the Local Plan.

The overall mass of the property would extend from edge to edge of the boundary site. The Council is concerned about the mass of the proposed building particularly as the new extension would overlook the garden of No 42 affecting the privacy of the occupants. The proposed balconies on the first and second storeys would look directly into the garden of No 42. The proximity of the proposed large terrace at ground floor level to No 42 would also be a source of noise disturbance. The proposal is contrary to Policy DC1. It is also contrary to Policy DC9 as it would severely affect the amount of daylight reaching No 42.

Access. There are no plans available, however it is known that the access ramp to the highway is very steep and exiting onto Cumnor Hill is hazardous.

There is very little manoeuvring space for vehicles as the proposed new garage occupies an area otherwise used as a turning space. The Council believes that these arrangements are insufficient for this large 5-bedroom house and is contrary to Policy DC5.

Environment. There is an active badger set on the site and no provision has been made to safeguard wildlife.

Drainage. There are concerns about surface water run-off resulting from the building proposals. The residents of No 42 are extremely concerned about the foundations of the proposed building being so close to their boundary. In the past a lean-to garage on the site collapsed into the garden of No 42.

A previous planning application for a smaller property – CUM/19155 - was approved on 21 July 2005 and did not cause overall concern to the neighbours.

The Council recommends that the views of other residents of Cumnor Hill should be taken into consideration.

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

Dated 5 February 2008

APPENDIX 3