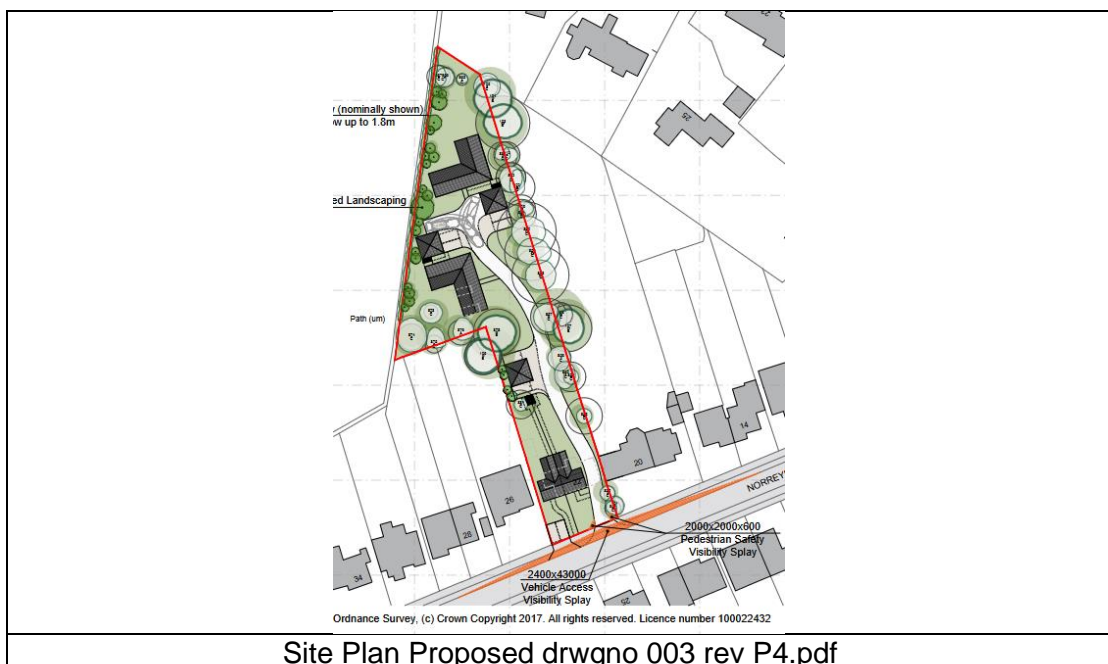


Cumnor Parish Council - Plan Receiver - [P24/V2567/S73](#)

Date Reviewed:	12/12/2024
Version:	V1
Application Reference:	P24/V2567/S73
Application Type:	Section 73 variation of prior conditions
Proposal:	Variation of conditions 2 (Approved Plans) and 8 (Access, Park. & Turn. in accord. Plan) on application P19/V1804/FUL to have two external parking bays rather than the double garage. (Demolition of the existing bungalow and erection of a pair of semi-detached houses).
Address:	22 Norreys Road Cumnor Oxford OX2 9PT

Relevant Planning History

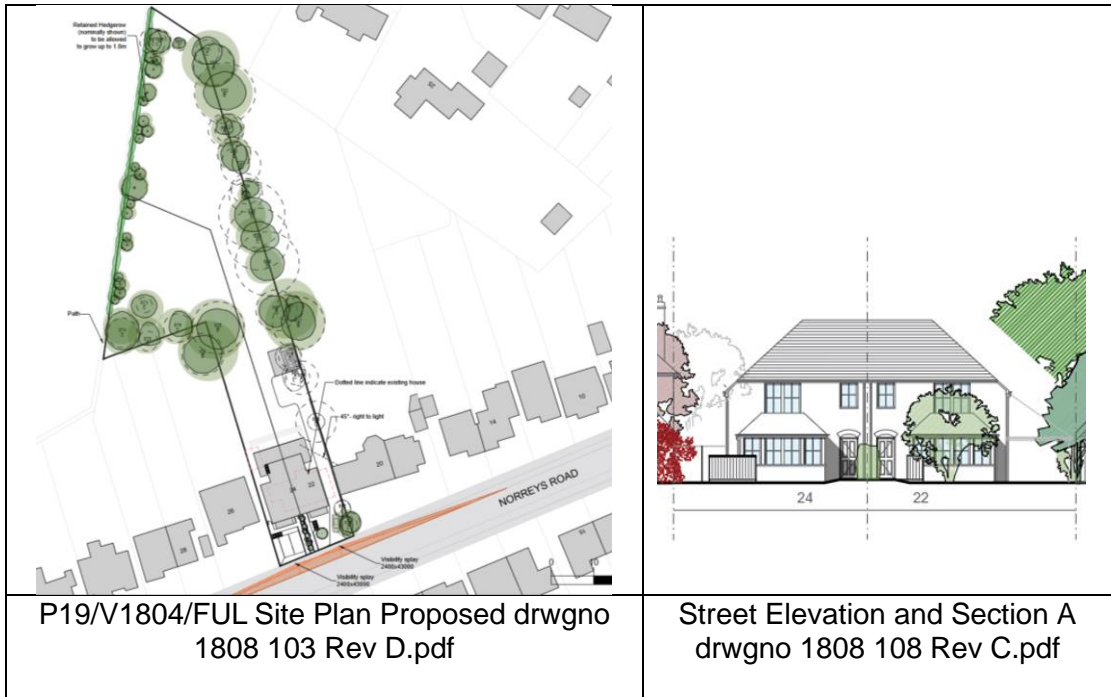
- [P18/V1167/O](#) 15th May 2018 Demolition of existing bungalow and erection of four new dwellings and associated works.



Refused 12/11/2018 Appeal dismissed 23/05/2019

- [P19/V1804/FUL](#) 19 August 2019 Demolition of the existing bungalow and erection of a pair of semi-detached houses. (Amended plans for revised scheme, including details of proposed garage, received 14 October 2019). (Amended plans for revised layout: revised block and site plan received 28 October 2019). (As amended by plans received 25 November 2019).

Cumnor Parish Council (CPC) objected to this application. It was approved on 29th January 2020



- [P20/V2140/LDP](#) 16 September 2020 Erection of a double garage with log store, indoor swimming pool and changing room, greenhouse with enclosed potting shed, and build a connecting wall for privacy.

The Plans for this application show an unchanged 22 Norreys Road as in Site Plan Existing drwngo 1808 102 Rev A.pdf in application [P19/V1804/FUL](#)

No response to this application from CPC, 5 objections from neighbouring properties.

Certificate of Lawful Use or Development granted on 11th November 2020



- [P21/V1182/LDP](#) **19 May 2021** Erection of an indoor swimming pool.

The Plans for this application show an unchanged 22 Norreys Road as in Site Plan Existing drwno 1808 102 Rev A.pdf in application [P19/V1804/FUL](#)

No responses to this application at all.

Certificate of Lawful Use or Development granted on 7th July 2021



- [P24/V0857/LDP](#) **16 April 2024** Construction of an indoor swimming pool & changing room, and a connecting wall for privacy.

Withdrawn prior to determination on 17th May 2024




- [P24/V1214/LDP](#) **30th May 2024** Construction of an indoor swimming pool and changing room and a connecting wall for privacy at **24 Norreys Road**

No response to this application from CPC, 2 objections from neighbouring properties.

Certificate of Lawful Use or Development granted on 26th July 2024

	
<p>Site Plan Proposed drwgn 011.pdf</p>	<p>Red Edge Plan.pdf</p>

- [P24/V2567/S73](#) **29 November 2024** This application

	<p>No 'red edged plan' available as application not yet determined</p>
<p>P24/V2567/S73 Site Plan Proposed drwgn 1808-103.pdf</p>	

Description of Proposal:

- Variation of conditions in approved application [P19/V1804/FUL](#) for demolition of the existing bungalow and erection of a pair of semi-detached houses. Specifically, variation of:
 - condition 2 (Approved Plans) and
 - condition 8 (Access, Park. & Turn in accordance with Plan)

for the construction of a double garage, with proposal of two parking bays in place of the garage.

- Reason stated for variation application (in Application form) is *'The potential purchaser wishes to have two external parking bays rather than the double garage.'*

Plan Receiver Comments

- **Condition 2 of [P19/V1804/FUL](#) decision letter states:**

That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 1808 101 Rev D, 1808 106 Rev C, 1808 107 Rev C, 1808 103 Rev D, 1808 108 Rev C, 102 REV A, 104 REV B, 112, 100 REV A, 111 REV A, 109 and 110, except as controlled or modified by conditions of this permission.

- This application seeks to change 1808 103 Rev D (below left) to 1808 Norreys Road - ISSUE - VARIATION - 241015-103 - Proposed Site Plan (below right)



- This application also seeks to remove drawing 112 (below left) from the conditions in the [P19/V1804/FUL](#) approval



- The structures and boundaries actually present are shown above on satellite imagery taken on 20th June 2024 (image captured 12/12/2024).

This depicts 2 structures behind #22 not present on the plans, and walls constructed adjacent to the NNW boundary with green belt farmland.

- Lastly this application seeks to remove the word 'garage' from Condition 8 of [P19/V1804/FUL](#) approval, that currently states:

Prior to the use or occupation of the new development, the new vehicular access, parking area/spaces including the garage building and turning spaces shall be constructed and the visibility splays provided in accordance with the details shown on approved drawing numbers 103revD and 112;. The parking and turning areas shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking and turning areas shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision

- From the above it's clear there are several problems with this application. They are
 - Condition 8 of [P19/V1804/FUL](#) required, and would still require after any proposed variation, that

'the new vehicular access, parking area/spaces and turning spaces and the visibility splays'

should be constructed

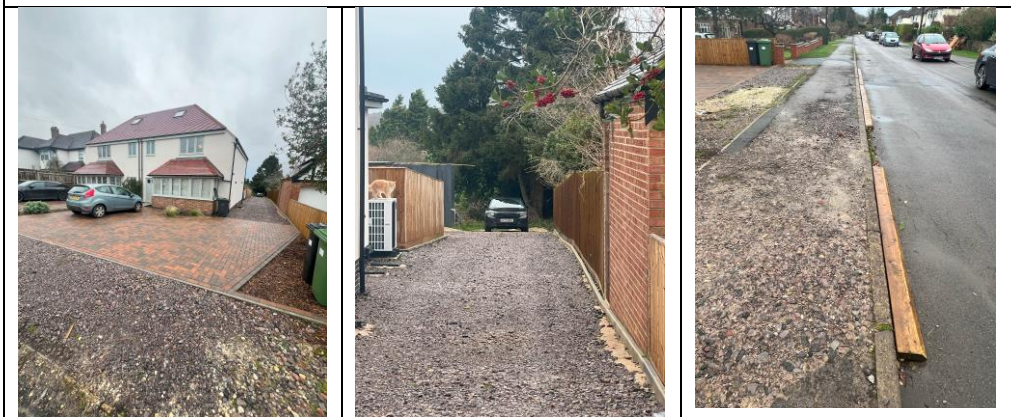
'Prior to the use or occupation of the new development,'

However, while both #22 and #24 are already occupied, and have been for some time, the new vehicular access remains incomplete, with no new dropped kerb, sections of timber in the gutter since at least July acting as temporary kerb junctions, and an unfinished and dangerous pavement surface.

See photos below taken in July and December 2024



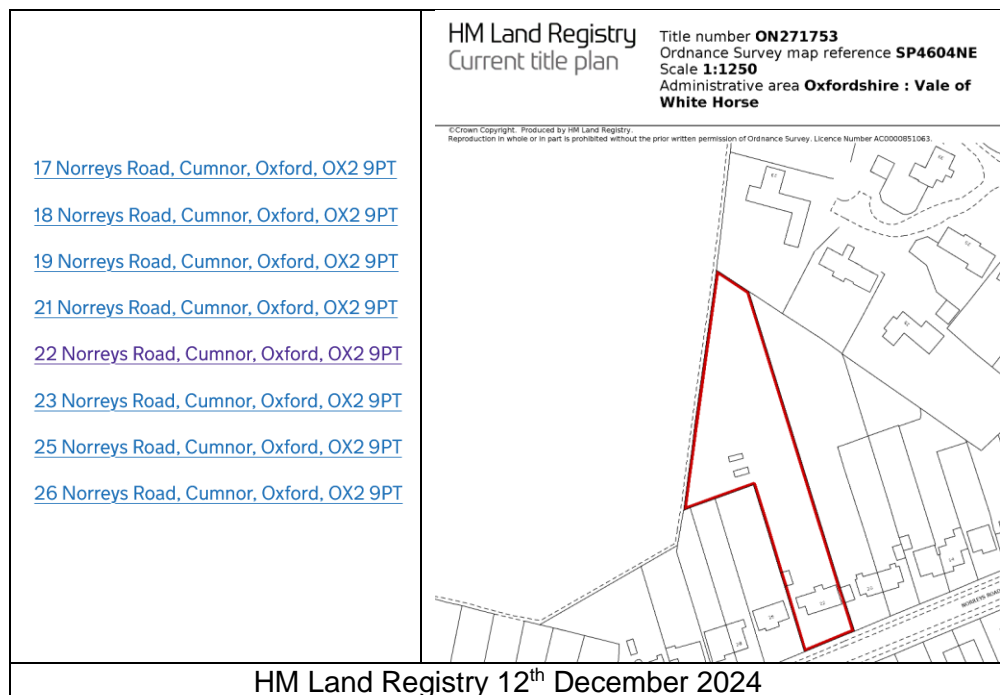
Photos taken 24/07/2024 at 07.17



Photos taken 07/12/2024 at 10.10

- There is no evidence of the garage having been constructed according to the previously approved plans – again a condition before *'use or occupation'* – see middle photo above taken on 10/12/2024
- Condition 2 of [P19/V1804/FUL](#) conditioned the construction of the two semi-detached properties to be in accordance with the listed plans. They are not.
- The conditioned back garden boundary between #22 and #24 is absent, and the fencing plus #22/#24 front garden boundary structure on the approved plans are not present.

- The plans for the proposed variation show a substantial and material change of the boundaries between #22 and #24 that is not otherwise mentioned in the application – or in any of the previous applications for either 22 or 24 Norreys Road since the approved 2019 application.
- These boundaries are in turn different from those shown in [P24/V1214/LDP](#) for 24 Norreys Road, which shows the conditioned entrance to the rear garden parking spaces and garage at #22 of this application as backland access for #24 (see Red Edge Plan.pdf for [P24/V1214/LDP](#)).
- 24 Norreys Road does not exist on HM Land Registry as of 12th December 2024 – see below.



- As of 12th December 2024, HM Land Registry has the boundaries for 22 Norreys Road as shown above.

Cumnor Parish Council’s response

Recommends this application for APPROVAL :	
Has a RESPONSE to this application:	
OBJECTS to this application:	X

Having considered the Relevant Planning History (see above) and the Plan Receiver’s comments (also see above) Cumnor Parish Council objects to this application because:

- As #22 and #24 are already in use/occupied there is already (and has been since at least July 2024) a material breach of Planning conditions 2 and 8 of [P19/V1804/FUL](#) that this application seeks to vary.
- This application claims title over land for #22 for its conditioned off street parking on which the variation is sought, that a prior approved application

([P24/V1214/LDP](#)) for #24 shows to be within the curtilage of #24. This, despite the fact that #24 does not exist on HM Land Registry.

- Additionally Council notes that construction of walls for the proposed 'swimming pool' in the back garden of either #22 or #24 (both having been claimed in successive applications) were underway before 20th June 2024, so preceding the VWHDC approval of [P24/V1214/LDP](#) for 24 Norreys Road (not present in HM Land Registry on 12/12/24) on 26th July 2024.

Additionally, it is proposed that these matters be drawn to the attention of VWHDC Planning Enforcement

Neighbourhood Plan

If you have an emerging or adopted Neighbourhood Plan does it support your view on this application?

Yes	X
No	

If so, please give details of the relevant section: Policies DBC1 and DBC 3