

REPORT 6

APPLICATION NO.	P07/E0014
APPLICATION TYPE	FULL
REGISTERED	23.01.2007
PARISH	HENLEY-ON-THAMES
WARD MEMBER(S)	Mr Ken Arlett
	Mrs Gillian Zakss
APPLICANT	Mr & Mrs Dunbar
SITE	1A Gainsborough Crescent, Henley-on-Thames,
PROPOSAL	Two storey side extension with room in roof space.
AMENDMENTS	None
GRID REFERENCE	475456181799
OFFICER	Mrs C Westlake

1.0 INTRODUCTION

- 1.1 This planning application is before the Planning Committee because the applicant is an employee of South Oxfordshire District Council.
- 1.2 The site is shown on the OS extract **attached** as an Appendix. It lies within an estate of 1950's housing. The application property was originally a two storey dwelling on the end of a terrace of two storey properties. The property has since had a single storey extension at the rear and has been subdivided into two flats, known as 1A and 1B Gainsborough Crescent (located at ground and first floor respectively). The land to the side (west) of the building, which provides car parking space and amenity space, is owned by the applicants.

2.0 PROPOSAL

- 2.1 This is an application for the erection of a two storey side extension, with a room in the roof space to the existing flat. Extracts from the plans and elevations of the proposal are **attached** as an Appendix to the report.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Henley Town Council – Should be approved.

The Henley Society – No comments

Monson – No objections

Neighbours – (1) letter of objection raising the following points:

1. The property has been extended further extensions would be overbearing and would smother the existing garden.
2. The rear windows would allow views into the property number 9 Gainsborough Road.
3. The proposal would affect the value of number 9 Gainsborough Road.
- 4.

(1) letter raising no objection.

4.0 RELEVANT PLANNING HISTORY

4.1 P95/S0167 – Two storey side extension and conversion of single dwelling into 2 maisonettes.

P94/S0256 – Erection of 3 bedroom dwelling and access – refused planning permission July 1994.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Local Plan Policies:

G2 – Protection of the environment

G6 – Design of development,

H13 – Extensions to dwellings

South Oxfordshire Design Guide

6.0 PLANNING CONSIDERATIONS

6.1 The main issues to consider in the determination of this application are as follows:

- 1) Whether the scale and design of the extension is in keeping with the character and appearance of the terrace and the appearance of the surrounding area
- 2) Whether the extension would have an adverse impact on neighbouring

properties

3) Whether adequate and satisfactory parking and amenity area are provided for the extended dwelling

- 6.2 1A Gainsborough Crescent is located at the end of a terrace and is a ground floor flat within a two storey building. The proposed extension would be located at the side of the property and would create a two storey dwelling. The end elevation of the terrace is clearly visible from the street scene. As a result the extension would be prominent in public views. The proposed extension would not be set back from the front elevation of the house or set down from the ridge in accordance with advice contained in the Council's Design Guide.
- 6.3 This part of the Crescent is characterised by two rows of terraced properties which run in relatively close proximity to the road. The property that lies directly opposite the application site has a two storey extension that was granted planning permission (P02/S0653). A photograph of this completed extension is **attached**. It has been set back from the front elevation and down from the ridge so that the character of the original terrace is clearly distinguishable from the extension and the original form of the terrace is retained.
- 6.4 There are residential properties located opposite the proposal, to the rear and to the side. The houses at the rear are located over 30 metres away. The additional window at first floor level would serve a bathroom. The properties which run at right angles to the property would be closer to the proposed two storey extension but would still retain a gap of approximately 14 metres to the rear elevation of number 11 and approximately 18 metres to the rear elevation of number 13. Any additional overlooking would be limited as there are no proposed windows in the side elevation and the rear elevation only contains one window which would serve a bathroom.
- 6.5 Whilst it is unusual for a ground floor flat to be extended with a two storey addition the proposal is not considered to have significant impact on the amenities of the existing first floor flat. The property as enlarged would have two bedrooms. Two car parking spaces would be provided in line with the Council's standards. A substantial private garden would also be retained.

7.0 CONCLUSION

- 7.1 It is considered that the design and appearance of the extension would not respect the character and appearance of the existing terrace or the area and as such would be contrary to policies in the South Oxfordshire Local Plan 2011 and advice in the South Oxfordshire Design Guide.

8.0 RECOMMENDATION

- 8.1 That planning permission be refused for the following reason:

1. That, having regard to the prominent location of 1 Gainsborough Crescent and its location at the end of a uniform terrace the extension, which is not set down or set back, would detract from the appearance of the original terrace and the established character of the street

scene. As such the proposal would be contrary to the provisions of the South Oxfordshire Local Plan 2011, particularly Policies G2, G6 and H13 and advice in the Council's South Oxfordshire Design Guide.

Author: Mrs C Westlake

Contact no: 01491 823663

Email Add: planning.east@southoxon.gov.uk