

REPORT 4

APPLICATION NO.	P06/E1302
APPLICATION TYPE	FULL
REGISTERED	18.01.2007
PARISH	HENLEY-ON-THAMES
WARD MEMBER(S)	Mr Terry Buckett Dr Barry Wood
APPLICANT	Simmons & Sons
SITE	Land to rear of 173 Reading Road, Henley-on-Thames
PROPOSAL	Two storey terrace of 5 new houses with car parking(as amended by drawing nos.173/P101B, P103B, P104A and P105A accompanying email from agent dated 7 March 2007).
AMENDMENTS	
GRID REFERENCE	476474/181896
OFFICER	Mrs A.M. Fettiplace

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee because the officer recommendation conflicts with the views of Henley Town Council.
- 1.2 The site, shown on the OS extract **attached** to the report, extends to some 0.163 ha and lies on the north-east side of Reading Road accessed by means of an existing unmade track situated between numbers 173 and 175 Reading Road.
- 1.3 The site accommodates a limited number of unsightly tin structures and car chassis in its bottom corner but is generally open and is used for the parking of a small number of vehicles. The site abuts commercial and industrial premises on its north-west and north-east boundaries, the Invesco car park on its south-west boundary and the parking areas and rear gardens of numbers 169, 171 and 173 Reading Road on its south-east boundary. High leylandi hedges exist along the north-east and south-east boundaries of the site. The site lies outside the Henley-on-Thames Conservation Area.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a two storey terrace of 5 two bedroom dwellings together with the provision of 10 parking spaces. The new dwellings would be erected using soft red brick, lime mortar and slate for the roofs.
- 2.2 The new dwellings would have a contemporary appearance with the pitched roofs incorporating passive solar collection and louvred chimneys providing passive ventilation and the collection of exhaust fumes. The applicant's agent has

produced a “green” statement in respect of the construction of the new dwellings and a copy of this is **attached** to the report.

2.3 A separate planning application for the erection of 3 new dwellings (involving the conversion of an existing workshop building and the provision of car parking between numbers 163 and 169 Reading Road) has recently been refused under delegated powers P06/E1301. The layout plan in the report shows this other scheme but the application before the Committee is only for the erection of a terrace of 5 new dwellings.

2.4 Floor plans and elevational drawings are **attached** to the report together with a copy of the agent’s design and access statement.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Henley Town Council - Objection to original and amended plans. Overintensive, unneighbourly, out of keeping with the area, dangerous access and volume of traffic movement on a busy road. Recommend member of OCC Highways should inspect site.
- OCC (Highways) - The entrance on the submitted plan to serve the proposed 5 new dwellings (plus the other proposed 3 new units and No 173 and 169) meets the required visibility standards used by the Local Highway Authority. The proposed off-street parking provisions also meet the adopted parking standards for the new units and the layout provides adequate space for vehicles to park and manoeuvre. I would also add that the access road to serve this site (plus the proposed 3 units and 173 and 169 Reading Road) will be a private road i.e. not adopted by the Local Highway Authority; so a Private Road agreement must be agreed and signed by all the parties who will use this access road.
- Taking the above into account the Local Highway Authority has no objections subject to conditions relating to access specification, closing off of redundant access onto Reading Road and the provision of parking.
- Public Amenities - Conditions requiring details of refuse and recycling facilities.
- Environmental Health - Contamination condition required.
- Monson - No objection subject to a surface water drainage condition.
- Henley Society - Acceptable in principle but have concerns about the increased traffic in Reading Road.
- Neighbour letter – 2 - Objection. The main points raised are as follows:-
1. Over intensive development.

2. Access and highway safety.

3. Poor design of houses.

4.0 RELEVANT PLANNING HISTORY

4.1 P06/E0405 Erection of 5 two storey terraced houses. Withdrawn June 2006.

5.0 POLICY & GUIDANCE

5.1 Oxfordshire Structure Plan 2016 Policies:-

G1 - Sustainable development

G2 - Design and scale

G6 - Energy and resource conservation

H1 - Housing

H3 - Design, quality and density of houses

5.2 South Oxfordshire Local Plan 2011 Policies:

G2 - Protection of the environment

G3 - Sustainable development

G6 - Design and scale

D1 - Design

D2 - Parking

D3 - Private amenity space

D4 - Privacy

D6 - Crime reduction

D8 - Energy efficiency

D10 - Waste management

H4 - Houses in the larger towns

H7 - Housing mix

H8 - Housing density

5.3 The South Oxfordshire Design Guide

6.0 PLANNING ISSUES

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

i) Whether the principle of the development is acceptable in terms of planning policy

ii) Whether the form, appearance and layout of the proposed dwellings are acceptable

iii) Housing mix and density

iv) Parking and highway safety

v) Whether the proposal would be unneighbourly

i) Whether the principle of the development is acceptable in terms of planning policy

6.2 Policy H4 of the adopted South Oxfordshire Local Plan allows for the erection of new dwellings within the built-up area of the larger settlements in the district subject to a number of criteria that seek to ensure that the character of the area is not harmed, the dwellings would appear in keeping with the character of the area and that there are no overriding amenity, environmental or highway objections. These issues are considered later in the report but in planning policy terms, the principle of erecting 5 new dwellings on the site is acceptable.

ii) Whether the form, appearance and layout of the proposed dwellings are acceptable

6.3 The proposal is for a brick built terrace of five small dwellings with slate roofs and small but adequate private gardens. This form of development would appear in keeping with the terraced development opposite the site in Reading Road and adjacent to the site in Quebec and Marmian Roads. Whilst the detailing of the dwellings is not traditional, the terrace would appear as a symmetrical building and officers take the view that the new dwellings would not detract from the street scene. The 'green' credentials of the proposed dwellings are to be welcomed.

6.4 At the request of your officers amended plans have been submitted that reduce the scale of the two end extensions, which in turn, reduces the bulk of the building and dramatically improves the appearance of the two end elevations.

iii) Housing mix and density

6.5 Policy H7 of the adopted South Oxfordshire Local Plan requires that on all sites capable of accommodating two or more dwellings, 45% of the development should be smaller two bedroom units. This scheme proposes five two bedroom units and therefore accords with the requirement for smaller units.

6.6 The density of the proposed scheme is 36 dph. Policy H8 of the adopted South Oxfordshire Local Plan states that in town centre locations, a density of 40 dph would normally be considered appropriate. Given the proximity of the site to residential dwellings along Reading Road and the need to provide access and parking facilities, officers take the view that 36 dph is acceptable on this site.

iv) Parking and highway safety

6.7 OCC as Highway Authority are not raising an objection to the application and their comments are set out in full in paragraph 3.1 of the report. The access meets the required visibility standards and sufficient off-street parking spaces are proposed. The suggested highways conditions have been incorporated into the recommendation.

v) Whether the proposal would be unneighbourly

6.8 The main outlook of the proposed new houses would be to the front which looks towards the Invesco car park and to the rear which looks towards industrial premises. There would be no overlooking of existing residential dwellings fronting Reading Road. Whilst the new dwellings would be visible in the outlook from existing properties in Reading Road, this would be at a distance of at least 26 metres and in planning terms, there is no right to a view.

7.0 CONCLUSIONS

7.1 The proposal is for a modest terrace of small two bedroom units which would be erected using brick and slate. The scheme provides adequate private garden areas and 10 off street parking spaces. The site lies in a mixed area in terms of land use and the proposal is not considered to be unneighbourly. The application is recommended for approval.

8.0 RECOMMENDATION

8.1 That planning permission be granted subject to the following conditions:-

- 1. Commencement 3 years.**
- 2. Samples of all materials.**
- 3. Details of surface water drainage to be approved.**
- 4. Details of refuse and recycling facilities to be agreed.**
- 5. Exclude permitted development – all classes.**
- 6. Retain existing hedges.**
- 7. Access to specification.**
- 8. Parking to be provided as per plan 173P101B.**

9. Redundant access to be closed off prior to first occupation of dwellings.

10. Contamination study to be carried out.

11. Landscaping scheme – trees and shrubs.

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