

REPORT 3

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| APPLICATION NO. | P07/E0525 |
| APPLICATION TYPE | FULL |
| REGISTERED | 01.05.2007 |
| PARISH | HENLEY-ON-THAMES |
| WARD MEMBER(S) | Ms Lorraine Hillier Joan Bland |
| APPLICANT | Montague J B Taylor |
| SITE | The Coach House Paradise Road Henley-on-Thames |
| PROPOSAL | Demolition of existing dwelling. Erection of replacement chalet style two storey dwelling and new section of boundary wall. |
| AMENDMENTS | As amended by letter and drawings received from the Agent dated 10th May 2007 |
| GRID REFERENCE | 475572/182471 |
| OFFICER | Mrs A.M. Fettiplace |

1.0 INTRODUCTION

- 1.1 This application is referred to Planning Committee as the view of Henley Town Council conflicts with the officer recommendation.
- 1.2 The site, shown on the **attached** OS extract, extends to approximately 0.16 ha and lies on the west side of Paradise Road accessed by way of a narrow drive that also serves two new bungalows, erected in 2006 and will serve a further bungalow that is currently under construction. The Coach House comprises a four bedroom chalet style property that has been erected using brick and flint, plain clay tiles and white shiplap boarding for the flat roofed front dormer, windows and front porch. The property was converted into residential dwelling from a stable block in the 1960's and was also extended at the rear shortly afterwards (planning references P63/H0057 and P63/H0197).
- 1.3 The site lies within the built up area of Henley-on-Thames and adjacent to Paradise Farm which is a grade II listed building. In January 2007, planning permission was granted under delegated powers for alterations and extensions to The Coach House (P06/E1184).

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the demolition of the existing dwelling and the erection of a replacement four bedroom dwelling. The new dwelling would be erected using multi red facing bricks, knapped flint and reclaimed clay roof tiles. It would have a similar footprint to the existing dwelling together with the approved extensions and would have a finished ridge height of

approximately 6.2 metres which is 1 metre higher than the existing dwelling but would align with the height of the approved new bungalow under construction on the adjacent plot.

2.2 A new double garage to serve The Coach House was approved as part of planning permission P06/E0734 and this structure is shown on the plans **attached** to the report.

2.3 In support of the application, the applicant states that the erection of a replacement dwelling would be a more environmentally acceptable solution as it would be designed to incorporate the more rigorous building regulation standards for new dwellings particularly with regard to energy conservation.

2.4 Plans and elevational drawings are **attached** to the report together with a copy of the applicant's Design and Access Statement.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Henley Town Council Objection – overintensive, unneighbourly and out of keeping with the area.

OCC (Highways) No objection.

Conservation Officer To be reported at the meeting.

Neighbour letters – 3 Comments/no objection.

Neighbour letters – 2 Objections raised. The main points raised are as follows:-

1. Incremental planning decisions.

2. The Coach House should be retained.

3. Replacement house is too large.

4. The Coach House was originally part of Paradise Farm which is grade II listed.

4.0 RELEVANT PLANNING HISTORY

4.1 P63/H0057 - Conversion of stable block and coach house to dwelling. Approved February 1963.

P63/H0197 - Extension to stable block to form sunroom, utility and games room. Approved April 1963.

P04/E1240 - Demolition of existing bungalow (Paradise Cottage) and erection of 2 bungalows. Approved

December 2004.

P06/E0734 - Erection of detached bungalow and garaging for new dwelling and existing Coach House. Approved September 2006.

P06/E1184 - Alterations and extensions to The Coach House. Approved January 2007.

5.0 **POLICY & GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:-

G2 – Protection of the environment

G6 – Design and scale

H4 – New dwellings in the towns

CON5 – Setting of listed buildings

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 a replacement dwelling on the site is acceptable.

(ii) Whether the form and appearance of the proposed new house is acceptable.

(iii) Whether the proposal would detract from the setting of Paradise Farm, a grade II listed building.

(iv) Whether the proposal would be unneighbourly.

(v) Highway issues.

(i) Whether the principle of a replacement dwelling on the site is acceptable

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 large towns in the district subject to a

number of criteria that seek to protect the character of the area and ensure that any new development would appear in keeping with the surrounding area. In this case The Coach House is not a listed building and has been substantially altered over the years including the insertion of a large unsightly flat roofed front dormer window. It has little architectural merit. It does not lie within a Conservation Area and officers take the its removal cannot reasonably be resisted on planning grounds. The principle of erecting a new dwelling on the site is therefore not at issue.

(ii) Whether the form and appearance of the proposed new house is acceptable

- 6.3 The proposed new dwelling would have similar proportions to the existing dwelling, would be erected using facing bricks, knapped flint and clay roof tiles and would be of a chalet style incorporating pitches roofed dormer windows. Its footprint would be less than that of the existing dwelling together with its approved extensions (P06/E1184) and this is shown on the block plan attached to the report. The new dwelling would be 1.5 metres further away from the listed Paradise Farmhouse than the approved extensions to The Coach House.
- 6.4 In terms of its appearance, officers take the view that the new dwelling would appear cottage like and traditional and would accord with the broad principles set out in the South Oxfordshire Design Guide. The one metre increase in height would align with the new bungalow currently being erected on the adjacent plot and would result in a maximum roof height of 6.2 metres.

(iii) Whether the proposal would detract from the setting of Paradise Farm, a grade II listed building.

- 6.5 The Coach House is sited in close proximity to Paradise Farm, a grade II listed building. The new dwelling would be sited between 6 and 15 metres away from Paradise Farm and further away than the approved extensions to the existing Coach House. It is accepted that the height of the new dwelling would increase by one metre over and above the approved extensions. However this roof would be sloping away from Paradise Farm and would be built in traditional clay tiles. In addition the proposal includes the erection of a new section of boundary wall and the retention of established shrubbery and a leylandi hedge. For these reasons officers take the view that the new dwelling would have a very limited impact upon the setting of the listed building.

(iv) Whether the proposal would be unneighbourly

- 6.6 The dwellings affected by the proposal are Paradise Farm to the east and the new bungalow under construction to the west. Dwellings in Ancastle Green are sited at a much higher ground level with extensive tree screening and number 7 Paradise Mews is situated at a much lower level with a high retaining wall. The two new bungalows, Martins and Merivale, are also at a lower ground level and would not be unduly overlooked by the proposed new dwelling.
- 6.7 The occupiers of Paradise Farm are not raising a formal objection to the proposal but have requested assurances that the proposal would not detract from the setting of their listed property, a substantial boundary wall is maintained and that the existing tree and hedge screening is retained. They have also asked that the yew hedge running along the drive to The Coach House be protected during the construction work.
- 6.8 The elevation of the new dwelling facing towards Paradise Farmhouse would have

a kitchen door and window together with a family room on the ground floor. At first floor level only a single bathroom rooflight is proposed and this can be conditioned to be obscure glazed. An additional condition is recommended that would remove permitted development rights in respect of any further new windows over and above those shown on the application plans. For these reasons officers do not consider the proposal to be unneighbourly.

(v) Highway issues

6.9 Planning permission P06/E0734 for a new bungalow on part of the garden of The Coach House includes the provision of a new double garage for The Coach House. In addition there is adequate space on the site to park a further 2 to 3 cars. There is therefore adequate parking to serve the new dwelling. The Highways Liaison Officer is not raising an objection to the application.

7.0 CONCLUSIONS

7.1 This proposal seeks planning permission for the erection of a replacement dwelling. The new dwelling would have a slightly smaller footprint than that of the existing Coach House together with extensions granted in January 2007. The new dwelling would be of a traditional style and would be erected in sympathetic materials. Officers consider that the proposal would appear in keeping with the character of the area, would not detract from the setting of Paradise Farm, a grade II listed building and would not result in overlooking or loss of privacy to the occupiers of that property.

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. Retain and protect existing trees, fence and hedge along boundary with Paradise Farm

4. Exclude Permitted Development - all classes

5. No additional windows or rooflights to be constructed in any elevation of the new dwelling

6. No vents, flues or chimneys on the east elevation

7. No development to begin until foul drainage details approved

8. Details of surface water drainage works to be approved

9. Parking provision to be as shown on drawings submitted with the application

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