

**APPLICATION NO.** P07/E0784/O  
**APPLICATION TYPE** OUTLINE – ACCESS ONLY  
**REGISTERED** 21 JUNE 2007  
**PARISH** HENLEY

**WARD MEMBER(S)** Joan Bland and Lorraine Hillier  
**APPLICANT** Mr M J Phelan  
**SITE** Land adjoining 101 Deanfield Road, Henley  
**PROPOSAL** Erection of two storey dwelling and construction of vehicular access.  
**AMENDMENTS** NONE

**GRID REFERENCE** 475297/182071

**OFFICER** Paul Lucas

## 1.0 INTRODUCTION

- 1.1 This application is reported to the Planning Committee as a result of a conflict between the Planning Manager's recommendation and the views of Henley Town Council.
- 1.2 The application site is shown on the OS extract attached as **Appendix 1**. 101 Deanfield Road is a north-facing three storey detached townhouse at the end of a row of similar dwellings, located on a housing estate within the built up area of Henley. The land slopes steeply up from north to south and also from east to west. This means that whilst the houses on the southern side of the road are three storeys at the front, they are two storeys at the rear. No.101 is also on higher ground than the adjoining detached house, No.99. It is constructed from red bricks and concrete tiles and has vehicular access to the front leading to an integral garage. The house has a large side garden which is adjacent to the junction of Deanfield Road with a road leading to Harcourt Close and Haywards Close. The junction consists of a roundabout, which forms the western boundary of the site, whereas the road leading to Harcourt Close and Haywards Close forms the southern boundary with the rear garden of the site. The boundary of the garden with the road is denoted by a Copper Beech hedge. On the northern side of the road are Tilebarn Close flats, which are set below the level of the road. The site contains several semi-mature trees and the surrounding area contains many mature trees, to the north, south and west of the roundabout, as well as on the roundabout itself.

## 2.0 THE PROPOSAL

2.1 The application seeks outline planning permission for the subdivision of the side garden to form a separate plot and the erection of a two storey dwelling with the formation of a separate access from Deanfield Road. The application withholds layout, scale, appearance and landscaping as reserved matters. Therefore, the only matter of detail under consideration at this outline stage is access. The plans show the proposed access and parking arrangements, involving the existing hedge and fence line being moved back to achieve sightlines and two spaces at the front of the site. The plan also reveals an indicative position and side elevation of the proposed dwelling, which shows that the dwelling would be two storey at the front and single storey at the rear, due to the slope. However, layout, scale and appearance are not matters that can be considered in detail at this stage.

2.2 The applicant's design and access statement is attached as **Appendix 2**. The plans of the proposed development are attached as **Appendix 3**.

### 3.0 CONSULTATIONS AND REPRESENTATIONS

3.1 **Henley Town Council** – The application should be refused due to the development being overintensive and concerns over inadequate access.

**OCC Highways** – No objection subject to condition to ensure that vehicular access is formed prior to commencement and parking spaces provided prior to occupation.

3.3 **Forestry Officer** – No objection subject to standard tree protection/replacement planting condition.

3.4 **Henley Society** – No comments.

3.5 **Neighbours** – No representations received.

### 4.0 RELEVANT PLANNING HISTORY

4.1 None relevant.

### 5.0 POLICY AND GUIDANCE

5.1 Adopted Structure Plan 2016 Policies:

- G1 – General Policies for Development
- G2 – Improving the Quality and Design of Development
- T8 – Development Proposals
- EN1 – Landscape Character

- H1 – The Amount and Distribution of Housing
- H3 – Design, Quality and Density of Housing Development

## 5.2 Adopted South Oxfordshire Local Plan 2011 Policies:

- G2 – Protection of the Environment
- G6 – Promoting Good Design
- C9 – Landscape Features
- D1 – Good Design and Local Distinctiveness
- D2 – Vehicle and Bicycle Parking
- D3 – Plot Coverage and Garden Areas
- D4 – Privacy and Daylight
- D10 – Waste Management
- H4 – Towns and Larger Villages Outside the Green Belt
- T1 &

T2 – Transport Requirements for New Developments

## 5.3 Supplementary Planning Guidance:

- South Oxfordshire Design Guide – Sections 4.2, 4.3, 4.4 and 4.5.

## 5.4 Government Guidance: PPS1 and PPS3.

## 6.0 PLANNING ISSUES

6.1 As the site lies within the built up area of Henley, Policy H4 states that the principle of residential development is acceptable and the planning issues that are relevant to this application are whether:

- The development would result in the loss of an open space or view of public, environmental or ecological value;
- The size and appearance of the proposal would be in keeping with the character and appearance of the surrounding area;
- The living conditions of neighbouring residential occupiers would be compromised and the development would provide suitable living conditions for future occupiers;
- The development would result in an unacceptable deficiency of off-street parking spaces for the resultant dwelling or other conditions prejudicial to highway safety.

## 6.2

### Loss of Open Space

Criterion (i) of Policy H4 of SOLP 2011 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view

spoilt. The site is already in use as a domestic garden in an urban area and although bordered on three sides by roads and associated public footpaths, the site is reasonably well screened by the boundary hedge and has no special public, environmental or ecological value. This criterion would therefore be satisfied.

6.3

### Character and Appearance

Criteria (ii) and (iii) of Policy H4 of SOLP 2011 require that the design, height, scale and materials of the proposed development are in keeping with its surroundings and the character of the area is not adversely affected. A two storey dwelling would be smaller in height than No.101 and could sit comfortably alongside the established row of dwellings. Although the precise siting of the dwelling is not being determined at this stage, it would appear possible to site the dwelling so that it would retain a reasonable amount of space between the existing

6.4 built form and the western boundary, so that it would not appear cramped when viewed from the junction. The spacing between the existing townhouses could also be reflected by the proposed dwelling. The side elevation is indicative and the precise appearance of the dwelling would be agreed at the reserved matters stage.

Frontage parking is normally resisted as set out in Section 4.3 of the SODG, however, this is a characteristic of this area and it would be difficult to resist the proposal for this reason. The trees on site, close to the western boundary, have some amenity value, however, at this stage it is uncertain as to whether the residential development of the site would allow them to remain. In any event, the Forestry Officer considers a landscaping scheme to replace the trees is satisfactory if the trees cannot be retained, along with the retention of most of the

6.5 boundary hedge. The residential development of this site would not be unduly prominent in the street scene or have a materially harmful impact on the character and appearance of the surrounding area. In light of this assessment, it would broadly comply with the above criteria.

### Living Conditions

Criterion (iv) of Policy H4 of SOLP 2011 requires that there are no overriding amenity objections. The indicative layout shows that the dwelling would project well beyond the rear of No.101. However, as the application is not to be determined on the basis of layout, at the reserved matters stage it would be possible for the footprint of the proposed dwelling to be aligned on the site so that it would not give rise to any loss of outlook, light or privacy to No.101. No other

adjoining occupiers would be affected by the proposal and no other objections have been received. The amount of garden space for both remaining dwellings would be sufficient for dwellings of that size and generally in keeping with surrounding plot sizes. On the basis of this assessment, the impact on the residential amenity of adjoining residents and future occupiers would not be compromised in conformity with the above criterion.

### Highways and Parking

Criterion (iv) of Policy H4 of SOLP 2011 also requires that there are no overriding highway objections. Oxfordshire County Council, as Highway Authority, has raised no objections to the formation of a new access and the proposed parking arrangement. The access would have sufficient visibility splays and two parking spaces would meet Council standards for up to a four-bedroom dwelling. The development would not result in conditions prejudicial to highway safety. This would satisfy the above criterion.

## **7.0 CONCLUSION**

7.1 The application proposal would comply with the relevant Development Plan policies and it is considered that, subject to the attached conditions, the proposed development would not materially harm the living conditions of nearby residents or the character and appearance of the area or result in conditions prejudicial to highway safety.

## **8.0 RECOMMENDATION**

### **8.1 Grant Planning Permission**

**Subject to the following conditions:**

1. **Standard Outline Planning Condition – Time Limit**
2. **Standard Outline Planning Condition – Details to be Considered as Reserved Matters**
3. **Samples of Materials**
4. **Details of Boundary Treatment, Hard and Soft Landscaping and Tree Protection**
5. **Details of Slab Levels**
6. **Access Prior to Commencement**
7. **Parking Prior to Occupation**
8. **Details of Refuse and Recycling Storage and Composter**
9. **Removal of PD rights for Windows on the Eastern Elevation**
10. **Removal of PD rights for Extensions and Outbuildings**

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