

REPORT NO. 4

APPLICATION NO. P07/E0714
APPLICATION TYPE FULL
REGISTERED 14 JUNE 2007
PARISH HENLEY

WARD MEMBER(S) JOAN BLAND AND LORRAINE HILLIER
APPLICANT MR & MRS PERRY
SITE ELIZABETH HOUSE, ELIZABETH ROAD, HENLEY
PROPOSAL ERECTION OF TWO STOREY FOUR-BEDROOM DWELLING (AMENDMENT TO PLANNING PERMISSION REF: P06/E1255)
AMENDMENTS NONE

GRID REFERENCE 474509/181638
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 officer's recommendation and the views of Henley Town Council.
- 1.2 The application site is shown on the OS extract attached as **Appendix 1**. The site lies within the built up area of Henley and lies on the west side of Elizabeth Road, 50 metres south of its junction with Greys Road. The site comprises part of the garden areas of No's.220 and 222 Greys Road, which both lie to the south. The site currently accommodates a single storey timber garage building together with a timber car port to serve No.220. Mature hedges run along the front and rear boundaries and along the side boundary of the site with White Walls, a two storey dwelling to the north of the site. The surrounding area contains mainly detached two storey houses of a variety of designs. A two storey house has recently been built opposite the site in the garden of No.218 Greys Road.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for the demolition of the existing structures on site and the erection of a two storey detached four bedroom dwelling. The new house would be erected using medium red facing bricks together with dark red plain roof tiles and would be set back from the road by 9 metres to enable

2 parking spaces to be provided in the front garden area. The rear garden would extend to some 285 sq. metres. The new dwelling would be sited 4 metres from White Walls and 14 metres from number 220 Greys Road. It would have a maximum roof height of 7.7 metres.

2.2

This application follows the approval of a previous application for the erection of a four bedroom detached dwelling in January 2007 (Ref: P06/E1255). Replacement off-street parking has already been provided in the garden of No.220. The differences between the approved scheme and the current scheme are as follows:

- The style of the windows would be altered.
- One window on the ground floor of the front elevation and one on the ground floor of the southern side elevation would be replaced with box bay windows.
- There would be an additional window on the southern side elevation.
- The French door on the ground floor of the front elevation would have a small casement window inserted on each side and the first floor landing window on the front elevation would become a full height window into the vaulted ceiling.

2.2

- The windows on the ground floor of the rear elevation would be modified from patio doors to similar sized folding doors and on the first floor front elevation the approved Juliet balconies would be replaced with glass infill and small casement windows placed beside French doors.
- The angle of pitch of the 3 front dormers would be increased.
- A small rooflight would be installed on the rear roof slope.

The applicant's supporting letter 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 design being out of keeping, the bulk and scale, unneighbourly and over-intensive.

OCC Highways – No objection subject to condition to ensure that parking and turning provided for 220 Greys Road prior to commencement and for the proposed dwelling prior to occupation.

3.3 Forestry Officer – No objection subject to standard tree protection and landscaping conditions.

Public Amenities – A condition requiring refuse, recycling and composting

provision is required.

3.4

Environmental Health (Contaminated Land Officer) – Requirement for condition to be attached to any permission.

3.5

Henley Society – Overintensive and out of character with the area.

3.6

Neighbours – One letter of objection on the following grounds:

- 3.7
- Overintensive
 - Out of character and out of keeping with the rural neighbourhood

4.0 RELEVANT PLANNING HISTORY

4.1 P05/E0388 – Planning permission for the erection of a dwelling was refused in June 2005. A subsequent appeal was allowed May 2006.

P06/E0729 – Planning permission was granted for the erection of a four-bedroom dwelling in September 2006.

P06/E1255 – Planning permission was granted for the erection of a four-bedroom dwelling in January 2007.

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
- 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
- D8 – Energy, Water and Materials Efficient Design

- D10 – Waste Management
- H4 – Towns and Larger Villages Outside the Green Belt
- T1 – 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 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; and
- The proposal would incorporate sufficient sustainability measures.

6.2

Loss of Open Space

Criterion (i) of Policy H4 of the adopted Local Plan requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoiled. The site is already occupied by ancillary buildings and although the proposed dwelling would be larger, the site has no special public, environmental or ecological value and the existence of three extant planning permissions for a dwelling on the site indicate that the loss of this portion of residential curtilage is acceptable. This criterion would therefore be satisfied.

6.3

Character and Appearance

Criteria (ii) and (iii) of Policy H4 of the adopted Local Plan require that the design, height, scale and materials of the proposed development to be in keeping with its surroundings and the character of the area is not adversely affected. The proposed house would have the same footprint, and overall height as the proposal approved under planning permission P06/E1255. The issue here is whether the changes to the windows would be materially harmful to the character and

appearance of the locality. The changes to the side and rear elevations would be minor and would not be noticeable in the street scene. The changes to the windows on the front elevation would be more evident, as all the windows would be altered and the roof form above the first floor windows would be adjusted. The approved scheme has ground floor windows that are symmetrical and the proposed house would introduce different window types. However, the overall amount of glazing would be reduced. On the first floor, the proposed enlarged central window would appear rather ornate, but the windows on either side would be simpler than the approved Juliet style balconies, so the overall impact would be neutral. The gables above the windows would have steeper pitches than the approved scheme but steep roof pitches are generally encouraged in the SODG. It is considered that the overall differences would be limited and the proposal would comply with the above criteria.

6.4

Living Conditions

Criterion (iv) of Policy H4 of the adopted Local Plan requires that there are no overriding amenity objections. The proposed house would have the same footprint, and overall height as the proposal approved under planning permission P06/E1255. The issue here is whether the changes to the windows would result in additional overlooking and loss of privacy to neighbouring dwellings. The proposed windows would largely be in the same position as those already permitted if the approved scheme were to be implemented. Distances to neighbouring gardens and windows would remain the same. It is therefore considered that the proposal would not present any further opportunities for overlooking and would safeguard the privacy of nearby residential occupiers. 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.

6.5

Highways and Parking

Criterion (iv) of Policy H4 of the adopted Local Plan requires that there are no overriding amenity objections. The proposal would provide two off street parking spaces to serve the new dwelling and a new dropped kerb has been constructed to facilitate a replacement off-street parking area to serve No.220 Greys Road. This remains identical to the previously approved parking arrangements. Oxfordshire County Council, as Highway Authority, has raised no objections to this parking arrangement, which would accord with the Council's recommended standards and satisfy the above criterion.

6.6

Sustainability Measures

Policy D8 of the adopted SOLP 2011 requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. The proposal involves a very small carbon footprint through exceeding the current insulation standards, latest gas central heating technology supplemented by solar collectors. Rainwater would be harvested and stored underground. Window frames would be made of wood. The house would have an air circulation system that would reduce heat loss, low energy lighting would be used where possible and the house would be pressure tested. Recycling and composting facilities could also be provided via a planning condition in accordance with Policy D10, thus making a contribution to the objectives of Policy D8.

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 prejudice highway safety.

8.0 RECOMMENDATION

8.1 Grant Planning Permission

Subject to the following conditions:

- 1. Standard 3 Year Time Limit**
- 2. Samples of Materials**
- 3. Parking and manoeuvring to be provided for new dwelling prior to occupation**
- 4. Parking and Manoeuvring for 220 Greys Road to be retained as existing**
- 5. Details of hard and soft landscaping and Tree Protection**
- 6. Removal of PD Rights for extensions and outbuildings**
- 7. Three first floor bathroom windows to be obscure glazed**
- 8. Removal of PD Rights for windows in first floor side elevations or roof**
- 9. Details of refuse and recycling storage and composter**

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