

## REPORT 2

<b>APPLICATION NO.</b>	P07/E1525
<b>APPLICATION TYPE</b>	Full
<b>REGISTERED</b>	28 November 2007
<b>PARISH</b>	Henley-on-Thames
<b>WARD MEMBERS</b>	Joan Bland and Miss Lorraine Hillier
<b>APPLICANT</b>	Mr and Mrs Gierczyk
<b>SITE</b>	30 Crisp Road, Henley-on-Thames
<b>PROPOSALS</b>	Subdivision of house into two self contained units with two storey rear extension and provision of parking.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	475391/183216
<b>OFFICER</b>	Emma Bowerman

### 1.0 INTRODUCTION

1.1 This application is referred to Committee as the Officer's recommendation conflicts with the views of the Parish Council.

The application site (which is shown on the OS extract **attached** as Appendix A) contains a 1960's semi-detached two storey property, which has previously been extended to the side. The surrounding properties in the area are similar in appearance to the application property and are primarily semis or terraces. The site is located within the built up limits of Henley-on-Thames and does not lie within any areas of special designation.

### 2.0 THE PROPOSAL

2.1 The application seeks full planning permission for the subdivision of No.30 Crisp Road into two separate dwellings with associated parking plus a two storey rear extension. The existing dwelling has four bedrooms and the proposal would involve extending the property to create one 3 bedroom dwelling and one 1 bedroom unit. The existing garage would be converted to provide the ground floor accommodation for the one bedroom unit. Some of the extension would be located above the existing single storey rear extension and it would project by a further 1.5m from the rear wall. Two car parking spaces would be provided for the three bedroom dwelling and one space for the one bedroom dwelling.

2.2 A copy of the proposed plans and the Applicant's design statement are **attached**

as Appendix B.

### 3.0 CONSULTATIONS AND REPRESENTATIONS

3.1 **Henley-on-Thames Town Council** – The Town Council considers that the application should be refused as the proposal is over intensive when taken with the previous applications.

**Henley Society** – Consider the proposal to be out of character with the area,  
3.2 especially as the existing house is of a modest size.

**OCC Highways Liaison Officer** – No objection subject to the provision and  
3.3 retention of three off-street parking spaces and necessary highway works.

**Public Amenities** – The development has refuse and recycling provisions shown in  
3.4 the correct number and configuration. Each property will also require a composter for the garden.

**Neighbours** – Two letters of objection received. Issues of concern are:  
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- That the extension would result in a loss of light and be overbearing (No.28)
- The density of housing is already beyond a reasonable limit
- The proposal would represent an overdevelopment of the plot
- Increase in overlooking of the properties to the rear
- The parking spaces proposed are too small and the proposal would increase on street parking
- Building works would cause an inconvenience

A further letter received from a neighbour states that they support the subdivision of the house as locally there is a demand for smaller, more affordable units. This neighbour has however raised an objection to the extension on the basis that it would detract from the outlook from their property and would overshadow the garden (No.32).

### 4.0 RELEVANT PLANNING HISTORY

4.1 P86/S0398 – Two storey side extension – Approved 27 August 1986.

### 5.0 POLICY AND GUIDANCE

## 5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

G2 – Protection of the Environment

G5 – Making Better Use of Land

G6 – Promoting Good Design

H11 – The Sub-Division of Dwellings and Multiple Occupation

H13 – Extensions to Dwellings

D2 – Vehicle and Bicycle Parking

## 5.2 D3 – Plot Coverage and Garden Areas

D4 – Privacy and Daylight

D8 – Energy, Water and Materials Efficient Design

## 5.3

T1 and T2 – Transport Requirements for New Developments

Supplementary Planning Guidance:

South Oxfordshire Design Guide – Section 4.2, 4.3, 4.4, 4.5 and 4.6.

Government Guidance:

PPS1 - Delivering Sustainable Development

PPS3 - Housing

## 6.0 PLANNING ISSUES

### 6.1

The application site is in a location within the built-up limits of Henley. Conversions of dwelling within settlements

### **Living conditions of neighbouring residents**

Criterion (i) of Policy H11 requires that the amenity of nearby residential occupiers would not be harmed. The proposed two storey rear extension would be located close to the side boundary shared with No.32 Crisp Road. This neighbour has a garage adjacent to the boundary, with the main body of the dwelling located at least 3 metres from the proposed

are acceptable in principle in such locations. The planning issues that are relevant to this application are whether:

The application site is located within the settlement of Henley-on-Thames. Policy H11 stipulates that conversions of dwellings within settlements are acceptable in principle in such a location. The planning issues that are relevant to this application are therefore:

1. Whether there would be any harm to the amenity of the occupants of

extension. The proposed extension would project 1.5 metres and, in combination with the existing dwelling, would not project by more than 2.5 metres past the rear wall of No.32 Crisp Road. The proposed extension would also be angled slightly away from this neighbour. Taking these factors into consideration, Officers consider that the proposal would not result in any unacceptable loss of light or be unduly overbearing to this neighbour.

To the other side, the extension would be located 7.5 metres from No.28 Crisp Road. As a result of this separation, and the limited projection of the two storey extension, Officers consider that the proposal would not result in an unacceptable impact on this neighbour in terms of a loss of light or an overbearing impact. With regard to overlooking, the first floor rear window in the proposed extension would serve a bathroom and is therefore likely to be obscure glazed. In any case, the view from the rear window would not be dissimilar to the existing situation.

In terms of the other alterations that would occur as a result of the subdivision, the majority are internal and the alterations to the front elevation are not considered to have any adverse impact on neighbours. Although the proposal would result in two households living on the site, Officers consider that the overall amount of activity would not cause unacceptable increase in noise and/or disturbance to neighbouring properties.

### **Living conditions of future residents**

Criteria (ii) of Policy H11 of the adopted Local Plan states that the proposal should provide adequate living accommodation for future occupiers. The application property is a four bedroom house with a reasonably sized

nearby properties.

2. Whether the proposal is appropriate in terms of the size of the property and the proposed internal layout, access, private amenity space and car parking provision are adequate.

3. Whether there would be any adverse effect on the

garden. The resultant dwellings would have adequate internal layouts with the smaller unit having a straightforward two-up two-down arrangement. The three bedroom dwelling would retain a garden area of 90 square metres and the one bedroom unit would have a garden area of 55 square metres. These figures are generally in line with the Council's Design Guide advice and the larger garden would still be similar in size to many of the surrounding gardens that serve family properties. Parking would also be provided for each unit. In the light of this assessment, Officers consider that the proposal would provide a satisfactory standard of living environment for future residents.

### **Character and Appearance**

Criterion (iii) of Policy H11 of the adopted Local Plan requires that the character of the building or the surrounding area would not be materially affected. The proposed extension would be located to the rear of the property where it would not impact on the street scene. The extension would be set down from the main ridge and would appear as a subservient addition to the building. Officers consider that the proposed extension would not detract from the character or appearance of the existing building or the surrounding area. The proposal also involves the replacement of the garage door in the front elevation with a window and front door. This minor alteration to the appearance of the building would not detract from the character of the area, which includes a number of terraced properties.

Currently there are two car parking spaces in front of the house and three parking spaces would be provided to serve the subdivided house. Whilst the new arrangement would involve the provision of more hardstanding and raising existing ground levels the

character of the building or the surrounding area.

4. Whether the proposal would result in any environmental or highway objections.

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with the area.

The two dwellings would have adequate amenity areas and parking spaces and would not detract from the visual amenity of the area. Given these factors, the proposal is not considered to result in an overdevelopment of the site.

### **Highways and Parking**

Criterion (iv) of Policy H11 of the adopted Local Plan requires that there would be no environmental or highway objections. The Highway Authority have confirmed that they are satisfied with the proposed parking and access arrangements, which meet the Council's adopted car parking standards. Consequently Officers consider that there is unlikely to be any harm to highway safety.

### **Sustainability Measures**

Policy D8 of the adopted Local Plan requires proposals to incorporate sustainability measures in terms of energy, water and materials efficient design. The proposal involves the subdivision and extension of an existing building. It would provide recycling and composting facilities within the curtilage of the site and would thus make a contribution to the objectives of Policy D8.

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## **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 That planning permission be granted subject to the following conditions:**

- 1. Commencement 3 years**
- 2. Matching materials for walls and roof**
- 3. No additional windows at first floor level in the side elevations of the extension**
- 4. Parking spaces to be provided and retained**
- 5. Dropped kerbs and access works to be completed**
- 6. Refuse and recycling facilities to be provided**
- 7. Details of composting facilities to be submitted for approval and implemented**

**Author:** Miss E Bowerman

**Contact no:** 01491 823761

**Email:** [planning.east@southoxon.gov.uk](mailto:planning.east@southoxon.gov.uk)