
APPLICATION NO.	P08/E0017
APPLICATION TYPE	Full
REGISTERED	14 th January 2008
PARISH	HENLEY-ON-THAMES
WARD MEMBER(S)	Terry Buckett Ros Myer
APPLICANT	Ms Y W Au
SITE	53-55 Reading Road, Henley
PROPOSAL	New shopfront and alterations to existing building, new ground floor rear extension. Installation of new flue system and air conditioning unit. Internal alterations to existing residential loft rooms.
AMENDMENTS	As clarified by additional information regarding odour control accompanying Agent's correspondence dated 25 th February 2008 and as clarified by The Assessment of the Impact of Noise accompanying Agent's correspondence dated 28 th February 2008.
GRID REFERENCE	476157/182415
OFFICER	Gayle Dunning

1.0 INTRODUCTION

- 1.1 This application has been referred to the Planning Committee as the Officer recommendation conflicts with the views of the Town Council.
- 1.2 The site is located towards the edge of Henley town centre, on the eastern side of Reading Road. The building forms part of a row of varying types of Victorian property which have a mix of commercial uses at ground floor with flats above. The building has previously operated as The Thai Angel Restaurant at ground floor, and currently stands empty and is in a poor state of repair. The property is set over two storeys with rooms in the roof. The ground floor and single storey rear extensions have previously been used in association with the restaurant and the upper floors as residential accommodation, accessed via the restaurant. The application site lies within the Henley Main Conservation Area and opposite a Grade II listed church building and wall. The site is identified on the OS survey extract **attached** at appendix 1.
- 1.3 The current application follows the withdrawal of the previously submitted applications, which were considered inappropriate. The current submission follows pre-application discussions with Officers.
- 1.4 The proposed painted fascia sign would have the benefit of deemed consent under the Town and Country Planning (Control of Advertisements) Regulations 1992, and therefore an additional application for Advertisement Consent is not required.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for alterations to the existing shopfront to include the provision of an independent access to the residential flat above the restaurant, for the replacement of the existing range of single storey extensions to the rear with a single rear extension and the replacement of the existing air conditioning units and extraction duct. The proposed internal alterations to the residential flat to improve circulation would not in themselves require planning permission.
- 2.2 Reduced copies of the plans accompanying the application are **attached** at Appendix 2. A copy of the Noise and Vibration Assessment is **attached** as Appendix 3. A copy of the technical specification of the proposed extract fan is **attached** as Appendix 4.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 Henley Town Council : Objection – Out of keeping in a Conservation Area and insufficient shop front detail supplied.
- Henley Society: No objection.
- Neighbour Representations: No letters received.
- Conservation Officer: No objection – revised scheme following the withdrawal of the previous applications which is now acceptable in accordance with Policies CON5, CON7 & G6.
- Environmental Health: No objection – subject to conditions.

4.0 RELEVANT PLANNING HISTORY

- 4.1 The previous applications for extensions and shopfront alterations were withdrawn following discussions with officers (P07/E1335 and P07/E1337/A).
- 4.2 There is a history of a food related use at ground floor and residential accommodation above this for some time. The building was originally one house, but was subsequently subdivided, and while the ground floor has reverted back to a single unit, as has the first floor of the flat, the loft rooms are still accessed via separate staircases and the dividing wall remains between these two rooms.
- 4.3 P07/E1137/A – New shopfront signage and lights – withdrawn prior to determination December 2007.
- P07/E1335 – New shopfront and alterations to existing building, new ground floor rear extension. Installation of new flue system and air conditioning unit. Conversion of roof to allow for residential alterations – withdrawn prior to determination December 2007.
- P83/S0228/A – Projecting sign – consent to display advertisement July 1983.
- P82/S0040/CU – Change of use of part of premises from wet fish shop to eating area to serve fish & chip shop. Rear extensions. Extract ducting (retrospective) – granted planning permission April 1982.
- P80/S0317/CU – Division of existing wet shop into two uses, wet fish shop as existing & fried fish and chip shop – granted planning permission June 1980.

5.0 POLICY & GUIDANCE

5.1 The adopted South Oxfordshire Local Plan 2011, Policies:-

- G2 – Protection and enhancement of the environment
G6 – Promoting good design
EP2 – Noise and vibrations

- CON5 – The setting of listed buildings
- CON7 – Proposals affecting a conservation area
- CON9 - Blinds and canopies in conservation areas
- D1 - Good design and local distinctiveness
- TC2 - Extending the range and quality of facilities

5.2 The South Oxfordshire Design Guide 2000

5.3 The Traditional Shopfront Design Guide

5.4 Henley Conservation Area Character Appraisal

5.5 Planning Policy Guidance Note 15

5.6 Planning Policy Guidance Note 24

6.0 PLANNING CONSIDERATIONS

6.1 The main issues are considered to be:

- i) Whether the scale and design of the proposed alterations and extensions are appropriate to the character and appearance of the existing building
- ii) The impact on the character and appearance of the Henley Main Conservation Area and setting of the nearby listed buildings
- iii) Whether the proposal is unneighbourly or would cause disturbance
- iv) Highway safety

Scale and design

6.2 Shopfront

The proposed shopfront scheme is considered by Officers to accord with guidance set out in the Traditional Shopfront Design Guide. The scheme proposes a timber board fascia with handwritten signage, simple timber vertical members and the creation of a new doorway. The illumination proposed in the withdrawn 2007 applications has been removed in the current submission and the height of the stallriser increased to meet the 500mm guidance set out in the Traditional Shopfront Design Guide. It is not uncommon for a door to be located to one side of the shopfront to provide access the floor above in Victorian buildings of this type, and as such, Officers considered that the proposed new access is acceptable. The flat is currently accessed through the restaurant and it is considered that the creation of an independent access is more appropriate and would improve safety. A retractable canopy / blind is proposed with its casing flush to the fascia and it is considered appropriate to attach a condition to ensure that the casing, material and design of this are satisfactory.

6.3 Rear extension

The existing rear extensions which abut the outbuilding to the rear boundary are a mix of roof slopes and are constructed from a variety of materials. The existing air conditioning units, extractors and ducts are located on these out shots. While the current extensions are considered to be low key, the mix of roof slopes and materials in addition to the poor state of repair detract from the appearance of the building. The proposed rear extension would replace the existing extensions and outbuildings with a single extension which would have a small flat roofed section abutting the rear wall of the building and containing a roof light to provide natural light into the kitchen area, and a shallow pitched roof proposed over the remaining length of the extension. The proposal would rationalise the existing extensions and would offer a simpler form of extension to the rear of the building.

6.4 Internal alterations

The proposed scheme to improve the circulation in the upper floor flat now only involves internal works, for which planning permission is not required. The previously submitted scheme proposed a mansard style extension to the rear roof slope; however, this has now been removed from the proposal following discussions with Officers.

The impact on the character and appearance of the Henley Conservation Area and setting of nearby listed buildings.

- 6.5 Policy CON7 of the SOLP 2011 aims to ensure that new development respects the character or appearance of a Conservation Area. The current applications are a revision of the previously submitted scheme which sought to make revisions to the shopfront which included illumination, alterations to the fascia board, an entirely flat roofed rear extension and a mansard style extension to the rear roof slope. The current scheme has revised these elements and it is now considered to accord with the Traditional Shopfront Design Guide and to preserve the character and appearance of the Conservation Area in accordance with and Policy CON7.
- 6.6 Policy CON5 seeks to protect against development that would affect the setting of a listed building. Due to the distance from the application site of approximately 11m to the listed wall on the opposite side of Reading Road and approximately 30m to the listed church buildings, the context of the building and the revised detailing of the shopfront, the proposal is not considered to have a detrimental impact on the setting of the nearby listed buildings.

Whether the proposal is unneighbourly.

6.7 Noise and disturbance

Policy EP2 of the SOLP 2011 seeks to resist development that would result in unacceptable levels of disturbance in terms of noise and vibration that would have a detrimental impact on the amenity of occupants of nearby residential properties. The restaurant currently has air condition units and extraction ducts to the rear of the building. A 'Chinese hat' style unit is currently installed, however, this style is generally not considered to result in effective dispersion of cooking smells. The existing equipment is generally in a poor state of repair.

The applicants have submitted information with regard to noise and vibration in addition to the submission of a technical specification of the proposed extract fan to comply with the requirements of Environmental Health and in accordance with BS7445 and BS4142. The conclusions drawn from the results of this assessment are that that the units are not considered to result in intrusive noise or vibration to neighbours subject to the fitting of an acoustic screen. From the measurements taken during the assessment, the report concludes that complaints relating to noise and/or vibration are unlikely with this provision. The Environmental Health Officer has confirmed that he is satisfied that the likelihood of a nuisance arising from the proposal is negligible and he has no objections to the installation.

The current use of the building remains unchanged by this application, and Officers consider that the replacement of the old equipment with more modern, computer controlled systems which are likely to offer greater level of efficiency is likely to be beneficial.

The proposed rear extension is at single storey level and replaces existing structures and is not considered to impact light or outlook of the adjoining properties.

6.8 Highway safety

The new shopfront has no illumination proposed and as such the scheme is considered unlikely to distract drivers or have highway safety implications.

7.0 **CONCLUSION**

7.1 The proposal complies with the relevant Development Plan policies and it is considered that, subject to the attached conditions, the proposed development would not detract from the setting of the adjacent listed buildings, would preserve the character and appearance of the Henley Conservation Area and would not adversely affect the amenities enjoyed by neighbours.

8.0 **RECOMMENDATION**

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

1. **Commencement within 3 years**
2. **Roofing materials, details and samples to be approved by Local Planning Authority**
3. **Duct system – to be finished in matt black paint**
4. **Paint finish for shop front, colour swatch to be submitted and approved by Local Planning Authority**
5. **Canopy – sample and details of material and casing to be submitted and approved by Local Planning Authority**
6. **Details of acoustic screen to be submitted and approved by Local Planning Authority**
7. **Noise:**
 - i) **No air conditioning equipment or extraction equipment shall be used outside the hours of 08:00 to 23:00**
 - ii) **The noise from the fan be attenuated by the acoustic screen as recommended in clause 7 of the acoustic report to provide a 10dB(A) reduction in noise.**
 - iii) **The extraction equipment is installed on suitable anti-vibration mountings to protect the neighbouring property from disturbance by vibration.**
8. **Odour:**
 - i) **The extraction system is fitted to the specifications given by Ventepex**
 - ii) **The extraction system is installed as detailed in drawing 9934/E&P/1 submitted with the application.**
 - iii) **The terminal point for the flue stack is at least 1 metre above the ridge height of the building.**
 - iv) **No odour shall be detectable at the boundary of the nearest property in separate occupation.**

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