
APPLICATION NO.	P08/E0241
APPLICATION TYPE	FULL
REGISTERED	28.02.2008
PARISH	HENLEY-ON-THAMES
WARD MEMBER(S)	Miss Lorraine Hillier Ms Joan Bland
APPLICANT	Mr Stephen Taylor
SITE	Phyllis Court Club Marlow Road Henley-on-Thames
PROPOSAL	Erection of six single storey timber outbuildings.
AMENDMENTS	
GRID REFERENCE	476231/183129
OFFICER	Mrs H.E.Moore

1.0 **INTRODUCTION**

- 1.1 The application has been referred to Planning Committee as the officer recommendation differs from the views of the Town Council.
- 1.2 The site lies within the main confines of Henley-on-Thames, within the grounds of the Phyllis Court Club, and adjacent to the Henley Conservation Area. The Grandstand by the River is a Grade II Listed Building. There are various leisure facilities within the overall site, including a tennis club.

2.0 **THE PROPOSAL**

- 2.1 The proposal is to erect six individual buildings, each measuring some 6.5m x 6.5m floor area, for ancillary use in connection with the tennis club. The buildings are proposed with timber clad walls, stained green, and cedar shingle roofs, with a ridge height of 3.5m. The buildings are proposed to be located on a grassed area between the tennis courts and a car park area. They would be used for male and female changing rooms, storage of equipment and persons waiting to play.
- 2.2 Details of the proposals are **attached** at Appendix 1.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 Henley Town Council - Objection raised. Out of context with the setting, over intensive, out of keeping with the area.
- Henley Society - Objection raised. The proposed buildings are inappropriate and out of keeping with the surroundings, next to the Conservation Area. The need for them is not explained.
- Conservation Officer - No objection raised. The proposed buildings are discretely positioned, and away from the listed building on the site.
- Environment Agency - Whilst the site lies within the flood plain, as each building has an internal floorspace of only 28.8 sq.m., no objection is raised. Flood proofing measures should be incorporated.

- Countryside Officer - No objection. No direct ecological impact.
- Neighbours - Letters received from the Marlow Road Management Company. The points raised include the following issues:-
- (i) Approval would result in a disastrous scenic barrier from the west towards the river and from the east towards the trees bordering the Marlow Road.
 - (ii) The grounds of Phyllis Court Club are beautiful.
 - (iii) The proposals will lead to commercial development.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P96/S0743 Construction of two replacement tennis courts, two additional tennis courts, bowls rink, tennis pavilion and bowls pavilion. Planning permission granted.
- P02/S0968 Erection of 9 x 6m high floodlight columns around 2 tennis courts. Planning permission granted.

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies:

- G2 – Protection and enhancement of the environment
- C3 – River Thames and its valley
- CON7 – Conservation Area
- CON5 – Setting of Listed Buildings
- EP5 – Areas liable to flood
- T1 – Access
- D1 – Good design and local distinctiveness
- D2 – Parking
- R3 – Sports facilities

6.0 PRINCIPAL ISSUES

6.1 The main issues to consider in the determination of this application are –

- 1) Whether the siting of the buildings is appropriate.
- 2) Whether the design and appearance of the buildings are satisfactory.
- 3) Whether the proposals would result in unneighbourly development.

Siting

- 6.2 The buildings are sited between the tennis courts and the car park within the Phyllis Court complex. The buildings are very conveniently located in relation to the tennis courts, and planning permission has previously been granted for the erection of a club house on this land. In terms of local impact, the site is well screened from the adjacent road, land, residential properties and River Thames by tree screening. The buildings are sited adjacent to, but outside the Conservation Area and they are not considered to detract from its setting. In terms of flooding, the Environment Agency has advised that flood proofing measures should be incorporated, and the applicant's agent is aware of this. In these circumstances, officers consider that the siting of the buildings is satisfactory.

Design and appearance

- 6.3 The proposed buildings are small scale, to be constructed in timber with cedar shingle roofs. The appearance of the buildings would be recreational in nature and appropriate for the use proposed. The buildings are proposed in natural materials and the Council's Conservation Officer raises no objection to the appearance of the buildings. Accordingly, the design and appearance of the buildings are considered to be satisfactory.

Neighbourliness

- 6.4 Residential properties lie to the south and west of the proposed buildings. The nearest residential property lies some 50 metres from the proposed buildings. Whilst it is accepted that the proposed timber outbuildings would be visible from some parts of the adjacent residential properties, the interruption of a view is not a reason to refuse planning permission. The use of the proposed buildings is ancillary to the tennis club, and should not result in undue noise and disturbance to the occupants of adjoining residential properties. As such, officers consider that the proposals would not significantly adversely affect the amenity of adjacent properties.

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 materially harm the character and appearance of the area or the living conditions of nearby residents.

7.0 **RECOMMENDATION**

- 7.1 **That planning permission be granted subject to the following conditions –**
1. **Commencement 3 years**
 2. **Sample materials walls and roofs**
 3. **Ancillary use to the Phyllis Court Tennis Club**

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