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<b>APPLICATION NO.</b>	P08/E0423
<b>APPLICATION TYPE</b>	Full
<b>REGISTERED</b>	15 April 2008
<b>PARISH</b>	Henley
<b>WARD MEMBER(S)</b>	Terry Buckett and Roswitha Myer
<b>APPLICANT</b>	Mr J Cheney
<b>SITE</b>	6 Western Road, Henley
<b>PROPOSAL</b>	Erection of detached two-storey five-bedroom replacement dwelling.
<b>AMENDMENTS</b>	One – reduction in scale and design alterations
<b>GRID REFERENCE</b>	476026/181723
<b>OFFICER</b>	Paul Lucas

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## 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**. The site is 0.1 hectares in size and lies on the western side of Western Road, close to the junction with Cromwell Road. It contains a detached chalet bungalow that was built in the 1950's. The main external materials are white painted brickwork and plain clay roof tiles and the front elevation is characterised by flat roofed dormers. The site slopes down from east to west, so that the dwelling is set below the road level. The southern site boundary is with the side boundary of No.2 Cromwell Road, a two storey detached house on a smaller plot and the rear garden of No.6 Cromwell Road, a detached house further to the south. The northern site boundary is with the garden of No.2 Western Road. This is a two storey house on a larger plot than the application site with some mature trees along the frontage. The rear boundary of the site is with the rear garden of No.3 Cromwell Close. The site boundaries are generally lined by fencing and hedging. Although the majority of the houses in the vicinity are detached there is some variation in terms of design, appearance and plot size. The site lies 20 metres to the south of the Henley – St Marks Conservation Area.

## 2.0 PROPOSAL

- 2.1 The application seeks full planning permission for the erection of a two storey five-bedroom dwelling in place of the existing property. Following a set of amended plans, which reduced the scale and altered the design of the proposal, the two storey part of the dwelling would measure 10.8 metres in depth, 12.2 metres in width and would have a hipped roof with an 8.7 metres high ridge and 5.2 metres high eaves. There would be a hipped roof garage attached to the southern side elevation, a semi-circular flat-roofed canopy attached to the rear elevation and a semi-circular flat roofed porch attached to the front elevation. The main southern side wall of the house would be positioned 5.5 metres from the boundary with No.2 Cromwell Road, with the gap to the garage being 2.3 metres. The spacing between the northern side wall of the house and the boundary with No.2 Western Road would range from 2.5 metres at the front to 1 metre at the rear. The front elevation would be about 12 metres from the road, similar to the existing house. The main windows would be on the front and rear elevations with only an obscure glazed bathroom window and side door on the northern elevation.

- 2.2 The dwelling would have a drawing room, dining room, kitchen/breakfast, study, utility, WC and hall on the ground floor. There would be four bedrooms and three en-suites on the first floor and a fifth bedroom and bathroom in the roof space. A basement would provide a gym, playroom and store. The garage would contain enough space for one vehicle and cycle storage. There would be room for a further two spaces in front of the garage and to enable vehicles to turn and enter and exit the site in forward gear. It is intended that the new house would be designed to meet Level 5 of the Code for Sustainable Homes through a number of measures as detailed in the applicant's design and access statement.
- 2.3 The applicant's supporting design and access statement is attached as **Appendix 2**. The amended plans of the proposed development are attached as **Appendix 3**.

### 3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 **Henley Town Council** – Original and amended plans - The application should be refused due to:
- Unneighbourly
  - Out of keeping, poor design, height/bulk, alters street scene
  - Overintensive
- 3.2 **OCC Highways** – No alterations to access proposed and parking and turning provision meets standards. No objections subject to standard condition to retain garage for parking.
- 3.3 **OCC Archaeology** – No objections subject to standard informative.
- 3.4 **Environmental Services – (Waste Management)** - Location of refuse and recycling collection point unsuitable on original plans. A more practical arrangement could be achieved by a planning condition, as could a composter.
- 3.5 **Environmental Services - (Contamination)** – No objection subject to the imposition of a standard condition requiring investigation and mitigation as necessary.
- 3.6 **Environmental Services - (Lighting)** – No objections subject to lighting condition.
- 3.7 **Henley Society** – This proposal would be over-intensive, unneighbourly and out of character with the surrounding area.

3.8 **Neighbours** – Four representations of objection to the original plans raising the following points:

- Overlooking of No.3 Cromwell Close.
- Materials out of keeping.
- Overdevelopment of site.
- Dominate the site.
- Disturbance from demolition and reconstruction and inconvenience and hazard from construction traffic (not a planning matter).
- Subsidence due to former gravel pit (not a planning matter).
- Existing house is appropriate to site.
- Loss of light to side windows of No.2 Cromwell Road.
- Dark brick would reduce reflected light to No.2 Cromwell Road.

Two further representations of objection to the amended plans:

- Improvements to materials, but height not reduced.
- Overintensive, un-neighbourly, and out of keeping with surrounding properties.
- Not enough detail in relation to rounded canopy.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 Numerous applications for extensions and alterations since the dwelling was granted planning permission in 1951 (P50/H0238).
- 4.2 P08/E0035 – A planning application for a replacement dwelling was withdrawn in March 2008, following Officers' indication that the proposal would have an unacceptable impact on the street scene and on the living conditions of the occupiers of No.2 Cromwell Road.

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted Structure Plan 2016 Policies:  
G1 – General Policies for Development  
G2 – Improving the Quality and Design of Development  
T8 – Development Proposals  
EN4 – Historic and Cultural Heritage  
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  
CON7 – Proposals Affecting a Conservation Area  
EP8 – Contaminated Land  
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  
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 – Delivering Sustainable Development  
PPS3 – Housing  
PPG13 – Transport  
PPG15 – Planning and the Historic Environment

## 6.0 PLANNING CONSIDERATIONS

6.1 The proposed dwelling would be located within the built-up area of Henley and consequently the proposal falls to be assessed against the criteria of Policy H4, The planning issues that are relevant to this application are whether:

- The development would not 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 dwellings or other conditions prejudicial to highway safety; and
- The proposal would incorporate sufficient sustainability and waste management measures.

### Loss of Open Space

6.2 Criterion (i) of Policy H4 of the adopted 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 has formed a residential plot with the existing dwelling spanning most of its width and as such constitutes previously developed land. It is surrounded by residential properties and there is no evidence that it has any particular ecological value and is only visible in public views from Western Road. This criterion would therefore be satisfied.

### Character and Appearance

6.3 Criteria (ii) and (iii) of Policy H4 of the adopted SOLP 2011 explain 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. Policy CON7 seeks to ensure that proposals for development outside a conservation area which would have a harmful effect on the conservation area will not be permitted. Although the majority of the houses in the vicinity are detached there is some variation in terms of design, appearance and plot size. The scale of the dwelling would be increased in terms of depth and height, but reduced in terms of width. The depth of the proposed house would be difficult to perceive from the street scene and would be acceptable given the overall depth of the plot, which would be in compliance with the 30% dwelling to plot ratio set out in Section 4.2 of the SODG. The dwelling would be built at a level 0.8 metre below the road. The set in to both side boundaries would be 1 metre at its closest point to the northern boundary and a few metres from the southern boundary. The two storey wall would be positioned further from these boundaries than the existing dwelling, which would help to alleviate the additional depth and height and prevent it from looking overly cramped on its plot.

- 6.4 The amended design of the dwelling would be less bulky than earlier plans, with a reduced roof area and footprint, would contain more sympathetic materials and would be appropriate in the context of the mixture of detached dwellings in the vicinity. The existing dwelling is considered to be typical of its era and to possess little architectural merit. Taking into account the distance of at least 20 metres from the boundary of the nearby Henley – St Marks Conservation Area, the increased size of the replacement dwelling would not be harmful to views into or out of this Conservation Area. In light of this assessment, the proposed development would comply with the above Policies and criteria.

#### Living Conditions

- 6.5 Criterion (iv) of Policy H4 of the adopted SOLP 2011 requires that there are no overriding amenity objections. The main walls of the proposed house would be broadly level with the front and rear building line of No.2 Cromwell Road and consequently would not adversely impact on the light and outlook from most of the main windows or rear garden of this adjoining dwelling. However, No.2 has a ground floor kitchen window and a first floor bathroom window in the north elevation that face No.6. The kitchen window is the only source of direct light and outlook to this habitable room. The view from this window is already dominated by the proximity of the southern elevation of No.6. The increase in height and depth of the replacement dwelling would be mitigated by the proposed side wall being positioned a further 1 metre from the boundary and the fact that the roof would be hipped rather than the present gable. The proposed use of white render would enable the receipt of reflected light to No.2 to continue. On balance, the impact of the proposal would not materially worsen the living conditions of the kitchen. There would be an impact on an obscure glazed bathroom window but as this is not a habitable room the loss of light and aspect would not justify a reason for refusal. There would be no side windows facing No.2 and a planning condition could be imposed to prevent any from being inserted post-construction without planning permission. It should be noted that whilst the occupiers of this property objected to the original proposal, they have not commented specifically on the amended plans.
- 6.6 The proposed house would be closer to the boundary with No.2 Western Road. However, this neighbouring property is positioned over 15 metres from the boundary and, whilst it has windows that face the proposed dwelling, the distance involved would prevent any material loss of light or outlook. No.2 has a large garden and the proposed dwelling would impact on the same part as the existing dwelling and taking into account boundary screening, the increases in depth and height would not be so great as to cause significant additional loss of light or outlook to the adjoining garden. There would be a first floor bathroom window facing the site, which could be obscure glazed to prevent overlooking and a further condition could prevent further windows from being added in the northern elevation at a later date. The occupiers of No.2 have raised no specific objection to the proposal. The boundary with No.3 Cromwell Close would be approximately 40 metres away from the proposed rear windows and this distance would be sufficient to prevent overlooking of this property and its garden. The proposed development would provide a generous rear garden for future occupiers, greater than the 100 square metres recommended minimum standard as set out in the SODG. On the basis of this assessment, the proposed development would meet the above criterion.

#### Highways and Parking

- 6.7 Criterion (iv) of Policy H4 of the adopted SOLP 2011 also requires that there are no overriding highway objections. The Highway Authority is satisfied that the proposal to

re-use the existing access point and the proposed parking and turning areas would be acceptable for a 5-bedroom dwelling. Behaviour of construction traffic cannot be controlled through planning legislation. The proposed development would therefore satisfy the above criterion.

### Sustainability Measures

- 6.8 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 numerous measures including: passive solar heat gain, underfloor heating/cooling, heat exchanger, low energy light fittings, rainwater storage and re-use, permeable external surfacing, recycled materials from demolition, sourcing of local materials. A planning condition is recommended requiring an assessment of the proposed development against the Code for Sustainable Homes to be submitted. Refuse, recycling and composting storage and collection facilities can also be secured via a planning condition in accordance with Policy D10.

## 7.0 CONCLUSION

- 7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance 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

1. Standard 3 Year Time Limit
2. Details of slab levels and ridge heights prior to commencement
3. Samples of materials prior to commencement
4. First floor bathroom window north elevation to be obscure glazed
5. Removal of Permitted Development Rights windows, extensions, dormers and outbuildings
6. Details of sustainability measures having regard to Code for Sustainable Homes prior to commencement
7. Details of refuse, recycling and composting facilities prior to commencement
8. Retention of garage accommodation for parking of vehicles and cycles
9. Details of hard and soft landscaping prior to commencement
10. Boundary foliage to be protected in accordance with BS 5837:2005
11. Details of contamination investigation and mitigation as necessary prior to commencement

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