
APPLICATION NO.	P08/E0804
APPLICATION TYPE	Full
REGISTERED	16 July 2008
PARISH	Henley-on-Thames
WARD MEMBER(S)	Terry Buckett and Roswitha Myer
APPLICANT	Encore Building Services Ltd
SITE	259 Greys Road, Henley
PROPOSAL	Erection of two storey side and rear extensions and alterations to roof of existing dwelling and erection of a two-storey five-bedroom dwelling with new vehicular access.
AMENDMENTS	Two – level access, recycling & refuse storage and sustainability statement and internal layout altered
GRID REFERENCE	475096/181671
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 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 extends to 0.179 ha and lies on the south side of Greys Road within the built up area of Henley in an area characterised by large detached family dwellings on spacious plots. In particular there are sizeable gaps between dwellings. The site currently accommodates a detached two-storey brick dwelling with a flat roofed side garage. There is a group Tree Preservation Order on two Ash trees located to the rear of the dwelling, as part of a group designation and there is a high hedge along the frontage.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for two storey side and rear extensions to the existing dwelling and the erection of a two-storey five bedroom dwelling. The side extension would require the demolition of part of the single storey garage element. The side extension would be on the western side of the dwelling and would measure 4.4 metres wide by 6.6 metres deep and 8.8 metres high, the same as the existing ridge, with a half-hip roof design. A gap of 3.7 metres would be retained to the western boundary with No.261. The two storey rear extension would measure 8.7 metres wide by 4 metres deep and would have a double-hipped roof with a valley gutter in between and a maximum ridge height of 7.7 metres, 1.1 metre below the main ridge. A two storey portion of the original house of 2 metres in width and 6.7 metres in depth along the eastern elevation would be demolished and the remaining elevation altered from a hipped slope to a half-hipped end to match the proposed side extension. The resultant dwelling would have most openings in front and rear elevations, with a first floor obscure glazed bathroom window in the eastern elevation and a ground floor kitchen window and first floor bedroom window in the western elevation of the proposed rear extension. The resultant dwelling would be treated with render and there would be new tiles in the roof with UPVC windows and timber doors. The extensions would enable the existing dwelling to be reconfigured to create a five-bedroom dwelling, with the fifth bedroom contained within the roof, served by two rooflights on the rear roof slope. The existing access would be retained with a gravel parking and turning area capable of accommodating at least two vehicles.

2.2 The new dwelling would be erected adjacent to the eastern elevation of the existing dwelling. It would measure 10 metres wide by 11.6 metres deep and the main ridge would be 8.1 metres high. It would have two projecting two storey gables on the front elevation, set down 1.4 metres from the main ridge. The roof design would be half-hipped around the edges, with a T-shaped flat-roofed element in the middle of the roof. There would be a two metre set in from the eastern boundary with No.257 and a 2 metre gap between the new dwelling and the proposed extended dwelling. The two dwellings on the plot would be broadly in line with one another at the front and the new house would project 1.3 metres further to the rear. It would also project about 3.5 metres in front of No.257, which is located approximately 9 metres away. The new dwelling would be erected using facing bricks and roof tiles to be agreed. There would be openings in all four elevations, with first floor bathroom and bedroom windows on the west elevation and first floor bathroom and study windows on the east elevation. The proposed dwelling would have a fifth bedroom/study located in the roof space, served by a rooflight in the flat roof. A new access would be created to serve the proposed dwelling, leading to a front hard standing, capable of accommodating sufficient parking and manoeuvring for at least two vehicles. The amended plans show that refuse and recycling storage would be located in the front of the hardstandings of both dwellings and that bike storage would be located at the side of both dwellings and a code for sustainable homes assessment was also submitted.

2.3 An extract from the applicant's supporting design and access statement and code for sustainable homes assessment 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** – The application should be refused due to:

- Overintensive
- Inappropriate development
- Lack of parking/garaging
- Out of keeping with streetscape

3.2 **Henley Society** – This proposal for two properties on this site is acceptable, but their design should include garage accommodation. A lack of garages will in all probability have the undesirable result of the new owners applying for planning permission to erect garages in their front gardens.

3.3 **OCC Highways** – No objections subject to standard conditions in relation to access formation, visibility splays and parking and manoeuvring areas to be retained as proposed.

3.4 **Environmental Services – (Waste Management)** – Original plans did not cater for refuse and recycling provision. This has been addressed by the amended plans.

3.5 **Environmental Services – (Contamination)** – No objection subject to the imposition of a standard condition requiring investigation and mitigation as necessary.

3.6 **Forestry Officer** – No objections subject to standard landscaping and tree protection conditions.

3.7 **Building Control** – Level access required. This has been addressed on the amended plans.

3.8 **Neighbours** – No representations received.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P07/E1380 – Planning permission was refused for the demolition of the existing dwelling and the erection of two two-storey five-bedroom detached dwellings on 2nd January 2008 for the following reason:

“That having regard to the excessive size, bulk, height, overly complex form and insufficient spacing, the proposed development would appear cramped on the site, intrusive in the street scene and out of character with the spacious nature of the surrounding development which generally comprises detached single family dwellings set in generous plots. In this way the proposal would be contrary to Policies G2 and H3 of the Oxfordshire Structure Plan 2016, Policies G2, G6, D1, D2 and H4 of the adopted South Oxfordshire Local Plan 2011 and to advice contained in the South Oxfordshire Design Guide and PPS3.”

- 4.2 P07/E0790 – Planning permission was refused for the demolition of the existing dwelling and the erection of a detached 5-bedroom house and a pair of semis incorporating a 5-bedroom house and a 3-bedroom house in August 2007 for the following reasons:

“1. That having regard to the excessive size, bulk, height and inappropriate detailing, the proposed development would appear cramped on the site, intrusive in the street scene and out of character with the spacious nature of the surrounding development which generally comprises detached single family dwellings set in generous plots. In this way the proposal would be contrary to Policies G2 and H3 of the Oxfordshire Structure Plan 2016, Policies G2, G6, D1, D2 and H4 of the adopted South Oxfordshire Local Plan 2011 and to advice contained in the South Oxfordshire Design Guide and PPS3.”

“2. That the proposed dwelling on Plot 3 would be likely to threaten the future health and longevity of the Ash trees on the western site boundary that are protected by a Tree Preservation Order. These trees have considerable public amenity value and contribute to the sylvan character of the area and their loss would be contrary to Policies G2 and C9 of the adopted South Oxfordshire Local Plan 2011.” An appeal was lodged in September 2007 and was allowed on 22nd January 2008. A copy of the Inspector’s appeal decision is **attached** as Appendix 4.

- 4.3 A Tree Preservation Order was served in March 2007 on a group of trees in the locality including two Ash trees on the western boundary of the site.
- 4.4 P07/E0124 – Planning permission was refused for four 3-bedroom semi-detached houses in March 2007. An appeal was lodged in April 2007 and dismissed in September 2007 on visual grounds and harm to protected trees.
- 4.5 P06/E0269/O – Outline planning permission for redevelopment to provide apartments was refused in May 2006.
- 4.6 P04/E1182 – Planning permission was refused for 9 two bedroom apartments with 13 parking spaces in November 2004. A subsequent appeal was dismissed June 2005.
- 4.7 P89/S0394/O – Planning permission was refused for a 4 bedroom bungalow and access in August 1992.

5.0 POLICY & GUIDANCE

- 5.1 Adopted Structure Plan 2016 Policies:

G1 – General Policies for Development
G2 – Improving the Quality and Design of Development
G6 – Energy Conservation
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
- G5 – Making the Best Use of Land
- G6 – Promoting Good Design
- C9 – Landscape Features
- 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
- H13 – Extensions to Dwellings
- T1 – Transport Requirements for New Developments
- T2 – Transport Requirements for New Developments

5.3 Supplementary Planning Guidance:
South Oxfordshire Design Guide 2008 – Sections 3, 4, 5 and 6.

5.4 Government Guidance:
PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPG13 – Transport

6.0 **PLANNING CONSIDERATIONS**

6.1 The site is 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 proposal 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 proposed dwelling and the extensions to the existing dwelling 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 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 containing an existing dwelling 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 Greys Road. This criterion would therefore be satisfied.

Character and Appearance

- 6.3 Criteria (ii) and (iii) of Policy H4 of the 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. Criterion (ii) of Policy H13 requires that the scale and design of proposed extensions are in keeping with the character of the dwelling and the site and with the appearance of the surrounding area. Section 6 of the SODG 2008 recommends that extensions should complement the form and character of the original house. Although the majority of the dwellings in the vicinity are detached two storey houses on spacious plots, there is a reasonable amount variation in terms of design and materials. The history of the site illustrates how Officers had previously sought to resist the redevelopment of the site with dwellings with smaller gaps between them and the site boundaries than the established built form in the surrounding area. However, the Inspector who assessed the most recent appeal in relation to P07/E0790 considered that scheme would have an acceptable impact upon the character and appearance of the area. The allowed appeal involved three dwellings, one detached and a pair of semi-detached houses. The current proposal would involve two dwellings on the site and therefore the plot would only be divided in two rather than three, which would be a less cramped arrangement and more in keeping with the sylvan character of this part of Greys Road.
- 6.4 In comparison with the extant planning permission, the gap between the extended dwelling and the boundary with No.261 would be almost doubled and the other gaps would be very slightly increased. The width of the proposed dwelling would be reduced by just over 1 metre, in relation to the approved detached dwelling on that part of the plot. The original house would be retained instead of being demolished and although the proposed extensions would be large, they would be located behind the existing front gable feature and the overall footprint would not be greater than the pair of semis previously permitted on that part of the plot, thus complying with the spirit of the SODG. The proposed ridgelines would be of a comparable height with the appeal scheme and the gables would be smaller. Although the proposed dwelling would have a flat roofed section, which is normally discouraged, both buildings on the appeal proposal had flat roofing, yet the Inspector found this to be acceptable. The extended dwelling in the current proposal would not have any flat roofing. Overall, the design of the dwellings would fit in with the varied appearance and use of materials of other dwellings in the locality. In relation to the concerns expressed about the lack of garaging, any future applications for garages would be considered in line with the prevailing planning policies at that time. It should also be noted that cycle storage would be provided for both dwellings. The proposed access and parking arrangements still allow for the retention of most of the existing boundary hedge and for significant areas of lawn at the front of the dwellings. The Forestry Officer is satisfied that tree protection measures can be implemented to safeguard the TPO trees and that additional landscaping can be required via a planning condition to help assimilate the development into its surroundings. 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 SOLP 2011 requires that there are no overriding amenity objections. Criterion (iii) of Policy H13 requires that proposed extensions and alterations do not harm the residential amenity of occupants of nearby properties. Section 6 of the SODG 2008 recommends that a proposed extension should not intrude upon a neighbour's privacy or significantly reduce the amount of daylight their house would receive. The main walls of the extended dwelling would be broadly level with the

front and rear building line of No.261 Greys Road, as is the existing situation. The gap to the western boundary would be increased when compared with the extant permission and consequently the proposed extensions would not adversely impact on the light and outlook currently enjoyed by this adjoining dwelling. Although there is a first floor bedroom window in the western elevation of the proposed rear extension facing No.261, this could be conditioned to be obscure glazed to prevent any overlooking as there is another window facing the rear garden serving the same bedroom. The proposed dwelling would have a similar relationship to No.257 as the dwelling permitted under the appeal scheme and although it would project 3.5 metres in front of the neighbouring dwelling (the appeal scheme shows a 2 metre projection), the 8.5 metre gap between them would prevent any loss of light or outlook from occurring. The amended plans have switched a first floor bedroom with a study, so that the bedroom window no longer faces No.257. The proposed study and bathroom windows could be conditioned to be obscure glazed to prevent overlooking from occurring. It should be noted that the occupiers of the neighbouring properties have not objected to the current proposal.

- 6.6 The proposed development would provide generous rear gardens for future occupiers of both existing and proposed dwellings, greater than the 100 square metres recommended minimum standard as set out in the SODG. Bedroom 2 of the proposed house is only served by a window that would face onto the blank wall of the existing dwelling. Although this would not be an ideal arrangement, potential purchasers would be aware of this situation and in itself this would not cause sufficient harm to justify refusal of planning permission. 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 form a second access point and the proposed parking and turning arrangements would be acceptable for two 5-bedroom dwellings. 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. A detailed statement is attached that refers to a number of measures that are likely to be incorporated. This was not an aspect that formed part of the appeal scheme and is therefore an additional benefit of the current scheme. A planning condition is recommended requiring submission of finalised measures in accordance with Level 1 of the Code for Sustainable Homes to be submitted. The implementation of the proposed 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 That planning permission be granted subject to the following conditions:

- 1. Standard 3 Year Time Limit**
- 2. Samples of materials extensions to No.259 and new dwelling prior to commencement**
- 3. First floor windows west and east elevations of No.259 to be obscure glazed**
- 4. First floor windows east elevation of new dwelling to be obscure glazed**
- 5. Removal of Permitted Development Rights for No.259 for first floor side windows to extensions**
- 6. Removal of Permitted Development Rights for new dwelling for first floor side windows and roof extensions**
- 7. Details of finalised sustainability measures for new dwelling having regard to Level 1 of Code for Sustainable Homes prior to commencement**
- 8. Refuse, recycling and composting facilities for both dwellings prior to occupation**
- 9. Formation of new access for proposed dwelling prior to occupation**
- 10. Visibility splays at access point for new dwelling to be provided in accordance with plans and to remain unobstructed above 0.6 metre prior to occupation**
- 11. Parking and turning areas and cycle storage for both dwellings to be provided prior to occupation and retained as such**
- 12. Details of hard and soft landscaping prior to commencement**
- 13. Details of a scheme to protect retained trees and hedges in accordance with BS 5837:2005 prior to commencement**
- 14. Details of contamination investigation and mitigation as necessary prior to commencement**

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