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<b>APPLICATION NO.</b>	<a href="#">P08/E1173</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	14.10.2008
<b>PARISH</b>	HARPSDEN
<b>WARD MEMBER(S)</b>	Mr Malcolm Leonard Mr Robert Peasgood
<b>APPLICANT</b>	Mr C Trotman
<b>SITE</b>	The Shallows Bolney Road Lower Shiplake (In the Parish of Harpsden)
<b>PROPOSAL</b>	Replacement dwelling
<b>AMENDMENTS</b>	
<b>GRID REFERENCE</b>	477670180185
<b>OFFICER</b>	Mrs H.E.Moore

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## 1.0 INTRODUCTION

- 1.1 The application is referred to Planning Committee as the recommendation conflicts with the views of the Parish Council.
- 1.2 The site is located within the main confines of Shiplake village, fronting onto the River Thames. Currently, development on the site consists of a dwelling which has been severely fire damaged. The whole of the roof, which was thatched, has been burned down, and some of the walls have collapsed. There is a small punt house on the southern boundary of the site and a two storey building again on the southern boundary of the site, comprising garage on ground floor and accommodation above. A pool room is located towards the road. These ancillary buildings are to be retained.
- 1.3 The site actually lies within the parish of Harpsden, with the boundary of Shiplake Parish being one property further to the South.

## 2.0 PROPOSAL

- 2.1 The proposal is to demolish the existing dwelling and to erect a new dwelling. Whereas the existing dwelling faces into the site, the proposed dwelling would face onto the river. The proposed 5 bed dwelling is a mixture of two storey and single storey sections with rooms in the roof. The dwelling is proposed to be constructed in brick at ground floor, render and oak frame at first floor and with a tiled roof. The application is a re-submission following the withdrawal of an earlier application for the erection of a larger dwelling.
- 2.2 A lengthy planning support statement and design and access statement accompanies the application. Full details can be viewed on the Council's website. The planning support statement rehearses National guidance, Local Plan and Structure Plan policies and concludes that the proposed dwelling is appropriate to the immediate and wider context and complies with the development plan for the area. The design and access statement considers that the character of the area derives partly from its setting along the banks of the river Thames and from its rural character. The report states that the area is also characterised by substantial new and extended dwellings which generally face the river. The agent advises that although the proposal is substantial in size, it has taken cues from adjacent development in terms of its bulk and spread across the site. The dwelling's appearance is representative of the Arts and Crafts movement and would be traditional oak framed, brick and render, with a

natural slate roof. The agent advises that the design approach to scale and massing incorporates broken eaves lines, single storey elements, and staggered ridge heights, giving the dwelling articulation whilst not being over dominant within the context of the area. The applicant has consulted with neighbours in terms of siting the dwelling on the land and the positioning of windows. The report notes that whilst objections have been raised to the re-orientation of the dwelling to face the river, that orientation is in keeping with adjoining dwellings. The proposed layout allows the dwelling to benefit from passive solar design with significant areas of south facing windows. The site is not subject to Tree Preservation Orders and the report confirms that trees considered to be of little amenity value have been removed. The applicant's intention is to plant replacement trees elsewhere on the site.

- 2.3 The Flood Risk Assessment is submitted as the proposed dwelling lies within the Thames flood plain, within Flood Zone 3. The report states that land levels vary on the site, and the site generally slopes down from Bolney Road towards the river with a fall of approximately 1.2 metres. The proposed dwelling would be constructed with under floor voids to allow for the free flow of flood water to minimize the risk of flooding. A flood risk and escape risk assessment is provided in the report. The report confirms that a buffer zone will be maintained alongside the Thames to preserve the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor. The development will incorporate Sustainable Urban Drainage principles.
- 2.4 Plans showing the location of the site and details of the proposals are **attached** as Appendix 1.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 Harpsden Parish Council – Objection raised. Comments – We object to all applications which re-emphasise the oppressive horizontal line of housing along the river front, even though this design is better than the adjacent property to the north.
- Shiplake Parish Council – Objection raised. Contrary to design and countryside policies. The design does not protect and reinforce local distinctiveness, and is of a scale inappropriate to the site and surroundings. Not sympathetic to its river front location and its siting on the banks of the River Thames.
- OCC – Highways – No objection raised.
- Forestry Officer – No objection, subject to the imposition of a tree protection condition.
- Countryside Officer – No evidence of protected species on the site - no objection.
- Environmental Health Service (Environmental Protection) – Contamination investigation and remediation conditions should be imposed.
- Public Amenities – Comments concerning bin collection points.

- Drainage Consultant – The flood risk assessment should be considered by the Environment Agency.
- Environment Agency – No objection subject to imposition of a series of conditions relating to flood protection and bio-diversity.
- Wokingham Borough Council – No objection. However, concern expressed about the impact of the dwelling on the landscape of the river.
- Neighbours – Letters from 2 neighbours –
  - i. One letter of no objection – This represents a great improvement on the previous submission. The reduction in height towards Charleston is well thought out. Subject to compliance with the submitted floor levels and heights, no objection is raised.
  - ii. One letter of qualified no objection. The dwelling should be built not less than 18.05m from the river bank. The ridge height of the rear projection should be reduced by 1 metre. Provided these are complied with, then no objection is raised.

#### 4.0 RELEVANT PLANNING HISTORY

- 4.1 P08/E0802 – Demolition of existing dwelling, punt house and pool building, erection of new dwelling, boathouse and garage. Withdrawn.
- P08/E0229 – Erection of replacement dwelling, new double garage and erection of replacement boathouse. Refusal of planning permission.
- P06/E1061 – Reconstruction of existing dwelling, incorporating changes, on existing footings following destruction by fire. Permission granted.

#### 5.0 POLICY & GUIDANCE

- 5.1 Adopted South Oxfordshire Local Plan 2011, Policies –

- G2 – Protection and enhancement of the environment.
- G6 – Promoting good design.
- C1 – Landscape character
- C3 – The River Thames and its valley
- C8 – Species protection.
- C9 – Landscape features.
- EP5 – Flood risk
- D1 – Good design and local distinctiveness
- D2 – Vehicle and bicycle parking
- D3 – Plot coverage and garden areas
- D4 – Privacy and daylight
- D8 – Renewable energy
- D10 – Waste management
- H5 – Provision of housing within the smaller villages of the district.
- T1 – Access

South Oxfordshire Design Guide

PPS 25 – Flooding and Land Use Planning

- PPS1 – Delivering Sustainable Development
- PPS3 – Housing
- PPS25 – Development and Flood Risk

6.0 **PLANNING CONSIDERATIONS**

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

1. Whether the principle of erecting a dwelling on the site is acceptable in terms of planning policy
2. Whether the form, appearance and layout of the proposal is acceptable
3. Whether the proposal would be unneighbourly
4. Whether the proposal would result in additional flooding risk
5. Whether the impact on trees on the site is acceptable
6. Whether the development is acceptable in terms of highway safety and convenience
7. Whether the proposals represent sustainable development

**1. The principle**

6.2 The site lies within the main confines of Shiplake village. Policy H5 of the adopted SOLP allows for infill development within the smaller villages of the District which have certain facilities. These include a primary school, a food shop or post office, a population of over 1000, public transport to a local service centre more than once a day and community facilities (village hall, church, or pub). Shiplake falls into the category of an infill village as it has a range of services and facilities. The erection a new house is therefore acceptable in principle. However, the policy states that to be acceptable, the proposal must ensure that an important space is not lost, the design, height, scale and materials are in keeping with the area, the character of the area is not adversely affected and there are no overriding amenity, highway or environmental objections.

**2. Form, appearance and layout.**

- 6.3 Policy C3 of SOLP confirms that the character of the River Thames, its valley and the settlements on its banks should be maintained, and any form of development which detracts from its special character will not be permitted.
- 6.4 The existing property on the site has been severely damaged by fire. Although that dwelling was sited along the northern boundary of the site, leaving a significant proportion of the frontage of the site facing the Thames undeveloped, that orientation was the exception in the area, with the vast majority of dwellings having main elevations facing over the river. Accordingly, in these circumstances officers consider that it would be unreasonable to object to the re-orientation of a new dwelling on the site such that it faces over the river.
- 6.5 In terms of appearance, the proposed dwelling is clearly very different to the fire damaged thatched building which remains on the site. However, there is a large range of dwelling types, ages and sizes along the river frontage. No one particular style predominates. There are other dwellings which have brick with oak frame and render as an external finish. Accordingly, the style of the proposed dwelling would be appropriate in this location.
- 6.6 Since the withdrawal of the previous application, the size of the proposed dwelling has been reduced. A substantial amount has been removed from the southern elevation to provide a progression from the single storey of Charleston to the two storey character of the proposed dwelling. The building has also been further removed from the northern boundary. The height of the proposed building has been reduced and is now

no higher than the property to the north, Riverbank.

- 6.7 This part of the river frontage is generally developed to a fairly dense degree. The ‘River Scene’ elevation provided by the applicant, and attached to this report, shows that the scale, massing and spacing of the proposed dwelling is in keeping with the adjacent dwellings. Whilst the Parish Council object to the re-orientation of the dwelling on the site, officers consider that the proposed dwelling would fit into the overall general appearance of the river scene, and accordingly, the form and layout of the dwelling are considered to be acceptable.

### **3. Neighbourliness**

- 6.8 As previously noted, the proposed dwelling has been reduced in size, and this has improved the relationship with the property to the south, Charleston. The height has been reduced, and an array of windows removed. The property sits broadly in line with Charleston and Riverbank to the north. Whilst the owner of Riverbank would prefer the height of the rear projection to be reduced by 1 metre, this section lies adjacent to the neighbour’s garage block. In these circumstances officers consider that a reduction in the height of the rear projection could not be justified. Officers consider that the proposed dwelling would not detract from the residential amenity of the adjoining properties.

### **4. Flooding**

- 6.9 The site lies within the Thames flood plain, within flood zone 3. The footprint of the proposed dwelling is larger than the footprint of the original dwelling. The Environment Agency raise no objection to the proposals, subject to imposition of a range of conditions, including the provision of voids under the building and to the undertaking of some compensatory flood storage works on the site.

### **5. Trees**

- 6.10 The trees within the curtilage of the development are not the subject of a tree preservation order, and they are not within a conservation area. The proposed erection of a dwelling does not involve the loss of any trees on the site, and the Council’s Forestry Officer raises no objection subject to the imposition of a condition requiring that tree protection measures are put in place during construction works. Flood compensatory measures would also have to take into account tree protection on the site.

### **6. Highway safety**

- 6.11 Vehicle access and garaging on the site remain unchanged and comply with the relevant Development Plan policies.

### **7. Sustainability**

- 6.12 The agent advises that the areas of south facing roof slope are ideal for solar capture technology, and ground/air source heat pumps can be utilised to run efficient radiator or under floor heating systems. The proposed development will make use of materials with a high specific heat capacity and the development would utilise high levels of insulation to the roof, walls and floors in order to reduce heat loss from the building. Accordingly, a condition is recommended to ensure that sustainability measures are incorporated into the construction of the dwelling.

**7.0 CONCLUSION**

7.1 The principle of a replacement dwelling in this location is acceptable, and the siting, scale and design of the proposed dwelling are considered to be in keeping with the adjoining properties. The proposed dwelling would not significantly detract from the amenity of adjoining properties. Subject to conditions the development would not increase flood risk in the area or adversely affect the character of the area.

**8.0 RECOMMENDATION**

8.1 **That planning permission be granted subject to the imposition of the following conditions –**

- 1. Commencement detailed 3 years**
- 2. Sample of all materials**
- 3. Withdrawal of permitted development rights for extensions and roof alterations to the property, the erection of curtilage buildings and the provision of hard surfaces**
- 4. Tree protection scheme**
- 5. Sustainability measures**
- 6. Finished floor levels to be set at agreed levels**
- 7. Details of voids under dwelling to be submitted and approved**
- 8. Scheme of compensatory flood storage to be submitted and approved**
- 9. Permeable boundary treatment**
- 10. Biodiversity enhancement of the riverbank**

**Author** Mrs H Moore  
**Contact No.** 01491 823732  
**Email Add.** [planning.east@southoxon.gov.uk](mailto:planning.east@southoxon.gov.uk)