
APPLICATION NO.	P08/E1122
APPLICATION TYPE	Full
REGISTERED	8 th October 2008
PARISH	Henley-on-Thames
WARD MEMBERS	Mr Terry Buckett Ms Roswitha Myer
APPLICANT	Knight Mark Properties
SITE	Part of Invesco Car Park, Invesco Park Drive, Henley-on-Thames
PROPOSALS	Erection of a four storey care home – C2 use. (amendments to approved planning permission P07/E0975)
AMENDMENTS	None
GRID REFERENCE	476529/181992
OFFICER	Tom Wyatt

1.0 INTRODUCTION

- 1.1 This application is referred to Committee as the Officer’s recommendations conflict with the views of the Town Council.
- 1.2 Planning permission was granted on appeal on 12th February 2008 for the redevelopment of the site to provide for 29 dwellings in two separate blocks and a 55 bed care home. A copy of the appeal decision notice is **attached** at Appendix B. The work started in connection with this permission earlier this year with the construction of the two housing blocks, however, the construction of the care home has not yet been commenced, and the land relating to this development is now in separate ownership. Coincidentally there is also a current application for alterations to the housing development, which is being heard at this Committee.
- 1.3 The application site (which is shown on the OS extract **attached** as Appendix A), is within an area of mixed land uses with residential development within the Henley Reading Road Conservation Area lying immediately to the north west, with offices to the south west and south east and modern industrial/commercial development to the north east.

2.0 THE PROPOSAL

- 2.1 The application seeks approval for amendments to the development allowed on appeal under application P07/E0975. The main differences between the approved development and that now proposed relate to:
- the internal arrangements have been altered, however the number of bedrooms and general associated facilities provided on each floor remains as already approved.
 - External glazing details have been changed, including the provision of external doors for ground floor bedrooms to allow access to the garden spaces, and there are alterations to the roof area of the building.
- 2.2 The height and footprint of the building remain as approved, and the layout of the development on the site, including the parking layout and amenity areas also remains as approved.

- 2.3 The 55 bed care home with ancillary staff and resident facilities, would consist of a single building of a contemporary design spread over four floors, which would have a frontage of approximately 38 metres in respect of its north west elevation and 24 metres in respect of its south west elevation. 14 car parking spaces would be provided in relation to the care home.
- 2.4 A copy of the plans and design and access statement accompanying the application are **attached** as Appendix C.
- 3.0 **CONSULTATIONS AND REPRESENTATIONS**
- 3.1 **Henley-on-Thames Town Council** – The application should be refused – ‘over intensive, unneighbourly, bulk, out of keeping, inappropriate design and traffic’.
- 3.2 **Henley Society** – No objections to the changes to the approved scheme, but objection to the overall intensity of development and design of the care home is maintained.
- 3.3 **OCC Highway Liaison Officer** – No objections subject to conditions.
- 3.4 **Environmental Health Officer** – Conditions for the remediation and validation of the site in relation to contamination are suggested.
- 3.5 **Forestry Officer** – The submitted landscaping information is acceptable but additional planting adjacent to the access road would be even more of an improvement.
- 3.7 **Waste Management Officer** – The waste provision is sufficient.
- 3.8 **Environment Agency** – No objections subject to conditions
- 3.9 **Neighbours** – Two letters of objection have been received raising the following concerns:
- the design of the building is not in keeping with the Victorian surroundings
 - the development would be intrusive and is too high and imposing
 - the development does not preserve or enhance the character and appearance of the conservation area.
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 P07/E0976 - Demolition of existing storage buildings, erection of 29 dwellings & 55 bed residential care home, with associated parking, landscaping and access. Refusal of Planning Permission on 11th October 2007, however, an appeal against this refusal was allowed on 12th February 2008.
- 4.2 P07/E0131 - Demolition of existing storage buildings, erection of 29 dwellings & 47 bed residential care home. Refusal of Planning Permission on 15th May 2007.
- 4.3 P00/S0350 - Demolition of existing buildings and development to provide 3309 m2 of B1 offices and associated car parking. No decision issued.
- 4.4 P95/S0140 - Retention of development approved by planning permission P89/S0306 without compliance with Condition 6 (provision of footpath to Quebec Road). Appeal against refusal allowed on 28th February 1996.

- 4.5 P78/S0751 - Demolition of storage and office accommodation and erection of replacement storage and yard office with installation of oil storage tanks. Planning Permission on 2nd April 1979.

5.0 **POLICY AND GUIDANCE**

5.1 Adopted Structure Plan 2016 Policies:

-G1, G2, G3, G6, T1, T2, T8, H1, H3, H4, EN2, EN4, EN9

5.2 Policies of the Adopted South Oxfordshire Local Plan 2011 (SOLP):

-G1, G2, G3, G6, C1, C8, CON7, EP2, EP3, EP5, EP6, EP7, EP8, D1, D2, D3, D4, D5, D6, D7, D8, D10, D11, H1, H4, H7, H8, H9, E2, E4, E5, E6, T1, T2, T3

5.3 Government Guidance:

-PPS1, PPS3, PPS6, PPG13, PPG15, PPS25

5.4 Supplementary Planning Guidance

-South Oxfordshire Design Guide 2008 (SODG)

6.0 **PLANNING ISSUES**

6.1 The planning issues that are relevant to this application are:

1. The impact on the character and appearance of the surrounding area
2. The impact on the amenity of neighbouring occupiers
3. Highway considerations
4. Other material considerations

The Impact on the Character and Appearance of the Site and Surrounding Area

- 6.2 The principle of the development was clearly established by the Inspector's decision to grant planning permission on appeal for the development proposed under application P07/E0975. Therefore, the current application can only be assessed in terms of how the proposal differs from the approved scheme. As stated in Section 2 above, the main differences relate to internal alterations to the layout of the building and external alterations to the glazing details.

- 6.3 Until its recent development, the site was a strip of largely vacant land sandwiched between the substantial office buildings associated with Invesco Park to the south east and the attractive residential Victorian terraces within the Reading Road Conservation Area to the north west. The location of the site can be viewed as a transitional area between the relatively modern and substantial built form associated with Invesco Park and the more modest residential development within the conservation area. Indeed, this transitional nature of the site was given substantial weight by the Inspector in allowing the appeal.

- 6.4 At Para. 7 of his appeal decision notice in relation to application P07/E0975, the Inspector states:

'the Council has made it clear that the care home is not part of the basis for refusal. This is because with its substantial size and contemporary design, the care home in its new location in the north eastern corner of the site would relate well to the adjoining commercial/industrial developments in Centenary Business Park and Invesco Park. I find no reason to disagree with this analysis'.

- 6.5 The overall size and siting of the care home is as previously approved. The internal alterations now proposed do not affect the character and appearance of the wider area,

and the external alterations in relation to the change in glazing details as shown on the comparison drawings of the approved and proposed elevations **attached** at Appendix C again do not have a significant impact on the external appearance of the building, and consequently do not result in any harm to the character and appearance of the site, and surrounding area including Reading Conservation Area compared to the approved scheme.

The Impact on the Amenity of Neighbouring Occupiers

- 6.6 Again compared to the approved scheme, the development now proposed will have no greater impact on the amenity of the adjacent residential and commercial occupiers. This was not an issue of concern in relation to the approved scheme.

Highway Considerations

- 6.7 The highway access and parking arrangements remain as previously approved and do not fall to be reconsidered under this application. Vehicular access to the site would be via Station Road, and Quebec Road to the south west, and the exit would be via Station Road only. The visibility at the junction of Quebec Road and Reading Road is not sufficient to allow for exit and therefore, one way traffic is proposed through the Quebec Road entrance. As well as providing safe access and egress, this arrangement would also limit the impact of vehicle movements on the occupiers of the adjacent residential development, particularly those adjacent to the southern end of the site.
- 6.8 A barrier is proposed at the entrance from Quebec Road to ensure that only persons with the necessary pass can enter the site from this direction. No such barrier is proposed at the Station Road entrance/exit. However, the lack of a barrier will not encourage drivers or other highway users to use the site as a 'rat run' as there will be no route through the site to Reading Road via Quebec Road, and as such no barrier is required at the Station Road entrance/exit.
- 6.9 14 parking spaces are proposed for the care home. As the care home would cater for high dependency residents, it is highly likely that the occupiers of the home will not be car users. Therefore, the parking spaces would be provided for staff and visitors. Given the nature of the use and the relatively sustainable location of the site, Officers consider, as before, that the proposed level of parking is acceptable for this development.
- 6.10 Overall it is considered that the application has addressed the highway issues associated with the development, and indeed the Highway Authority has raised no objections to the proposals.

Other Material Considerations

- 6.11 Issues of flood risk, ecology and contaminated land were addressed as part of the previous scheme, and do not need to be revisited under this application. Conditions attached to the previous approval have where relevant been carried forward and are set out overleaf.

7.0 CONCLUSION

- 7.1 Having regard to the appeal decision relating to application P07/E0975, the application proposal is in accordance with the relevant development plan policies and national planning policy, as, subject to conditions, the proposal would not cause any significant harm to the character and appearance of the site or adjacent conservation area, the amenity of neighbouring occupiers, and would not be prejudicial to highway safety.

8.0 RECOMMENDATIONS

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

- 1. Commencement 3 years**
- 2. Samples of materials to be submitted and approved prior to the commencement of development**
- 3. Hard surfacing details to be constructed in accordance with drawing AL(0)901 C prior to first occupation**
- 4. Fencing and other means of enclosure to be constructed in accordance with drawings AL(0)901 C and AL(0)87 A prior to first occupation**
- 5. Soft landscaping to be provided in accordance with drawing 2071/1 within the first planting season following completion of the development**
- 6. Lighting to be provided in accordance with drawing AL(0)901 C and details submitted with the application**
- 7. Drainage details to be submitted and approved prior to the commencement of development**
- 8. Details of cycle storage to be submitted and approved prior to the commencement of development**
- 9. Details of a Green Travel Plan to be submitted and approved prior to the occupation of development**
- 10. No occupation until the construction of the estate road serving the development has been completed**
- 11. No occupation until the parking and turning areas are constructed. These areas shall thereafter be retained unobstructed for use in connection with the care home**
- 12. No occupation until contamination issues are resolved**
- 13. Development to be used as a residential care home only and no other Class C2 use**

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