
APPLICATION NO.	P08/W1300
APPLICATION TYPE	FULL
REGISTERED	11.12.2008
PARISH	GORING
WARD MEMBER(S)	Mrs Ann Ducker Mrs Pearl Slatter
APPLICANT	Mr J Lofthouse
SITE	Cleeve Firs Cleeve Road Goring-on-Thames
PROPOSAL	Erection of a two storey side extension and conversion of a single dwelling into two, 2 bed dwellings, additional decking area and external staircase with parking and access. Demolition of existing boathouse and erection of new boathouse as approved (amendment to planning permission P03/E0050)
AMENDMENTS	As amplified by plan attached to agent email dated 28 January 09.
GRID REFERENCE	459867/181175
OFFICER	Miss J.E.Randle

1.0 **PROPOSAL**

1.1 This application is referred to Planning Committee as the recommendation differs from the view of the Parish Council. This application seeks to amend application P03/E0050 which sought permission for an extension to the existing 1970's detached house. The design, form and scale of the approved house would be as previously approved apart from the window details. The internal layout is to be amended to provide 2 x 2 bedroom houses rather than a 4 bedroom house. The existing boathouse is to be demolished and a new boathouse erected.

1.2 Access for vehicles is via a private track from Cleeve Road with pedestrian access across the Ridgeway footpath to the property. The proposal is for an existing garage to be demolished and four parking spaces are provided as shown on drawing CFGOT/09/01.

2.0 **THE SITE**

2.1 The application site lies immediately adjacent to the River Thames within the Goring Conservation Area and within the Chilterns AONB. The site lies within the built up area of Goring which is a sustainable location for development because of services and facilities and access to public transport. The site lies within the River Thames floodplain. The Ridgeway footpath runs along the rear of this site. A location plan at 1:1250 scale is **attached**.

3.0 **THE APPLICATION**

3.1 The application is accompanied by a transport statement, a tree survey, a bat and water vole survey, planning, design and access statement. Plans submitted are proposed floor plans (391/4/13); proposed elevations (391/4/14), site elevations (391/4/15). Flood risk assessment is also included. A plan has been submitted to indicate the location of a bin collection point on Cleeve Road. Full details of these can be viewed on the Council's website.

4.0 **POLICY & GUIDANCE**

4.1 Adopted South Oxfordshire Local Plan Policies:

Subdivision of dwellings H11
Protection of countryside and settlements G2
Character of River Thames and valley C3
Enhancement of landscape C1
Conserve and enhance AONB C2
Parking T1
Privacy for dwellings D4
Energy efficient design D8

PPS3 Housing
PPS23 Contaminated land
PPS24 Planning update
PPG25 Flooding

South Oxfordshire Design Guide:
South Oxfordshire Landscape Assessment

5.0 **CONSULTATIONS AND REPRESENTATIONS**

- 5.1 OCC Footpaths - Goring Footpath 2 bisects site and is defined with close boarded fencing either side. No objection provided width of path is not encroached and pedestrian gates cannot swing onto path.
- Streatley Parish Council - No objection.
- Neighbours - Support (6) will remove uncertainty over site. Objections (3) – would be out of character with area which is characterised by substantial properties on large plots; precedent for other riverbank plots; inadequate access along narrow lane, traffic noise to Millers Close properties.
- Contaminated Land Officer - Suggest precautionary approach in accordance with PPS23 and appropriate conditions.
- Conservation & Design - Sizeable extension to existing dwelling would be better to demolish existing nondescript dwelling and construct 2 dwellings of contemporary style incorporating energy efficient sustainable design to make a positive contribution to preserve and enhance the character and appearance of the Conservation Area, AONB and fine riverside setting. Suggest conditions.
- Goring Parish Council - Object; subdivision of the dwelling is contrary to Policy H11 of SOLP because it would harm the amenity of occupants of nearby properties.
- West Berkshire Council - No objection.

- Monson - Comment – boathouse proposals have been previously approved and extension is outside Thames floodplain.
- Forestry Officer - No objection. Suggest tree protection condition.
- Countryside Officer - No objection to condition re nesting birds.

6.0 **RELEVANT PLANNING HISTORY**

- 6.1 P03/E0050 Demolition of boathouse and erection of new boathouse. Extension to house. Appeal allowed 2004

7.0 **PLANNING CONSIDERATIONS**

- 7.1 Permission was granted on appeal in 2004 for an extension and alterations to the existing brick detached house and for the erection of a new boathouse on this site. As there is an extant permission for an extension to the existing house and replacement boathouse, the main issue now for consideration is whether the differences are acceptable in accordance with Local Plan policies.

Whether the material differences are acceptable in accordance with SOLP policies?

- Differences from previously approved scheme

The main differences are:-

- two storey house as extended will be subdivided into two 2 x bedroom houses using the same footprint.
- Additional first floor window on west elevation and additional east elevation windows to provide more natural light and another chimney
- Each house has steps to provide pedestrian access from the public footpath as indicted on site plan 391/10.
- Steps to the garden from each house facing the river.
- An additional car parking space is provided so that there are two car parking spaces are provided for each house.

- 7.2 Policy H11 of the SOLP indicates that the subdivision of dwellings within the built up area is acceptable subject to a number of criteria. The relevant factors in relation to the criteria are detailed below.

Amenity of occupants of nearby dwellings.

- 7.3 This is a secluded site fronting the river and is some distance from any other properties. As such the creation of two 2x bedroom dwellings as proposed will not have any adverse impact on adjacent dwellings in terms of overlooking. Concerns have been raised by residents of Millers Close properties that the proposal will create disturbance by intensification of use of the access. However the traffic generated by two smaller residential units will be similar to the existing 4 bedroom house and there will only be a small intensification of at most one extra vehicle in the peak hour and approximately three to four movements over the twelve hour day. For this reason no materially adverse impact will result from this scheme.

Amenity area and car parking.

- 7.4 The two dwellings will have private amenity areas well in excess of the standards set out in the South Oxfordshire Design Guide. Similarly adequate parking is provided by the two spaces for each dwelling.

Conservation Area/AONB

- 7.5 Although officers previously criticized the design of the extended house and would prefer to see a replacement dwelling of improved sustainable design more appropriate to its riverside setting, this argument was not supported at appeal.
- 7.6 The application will result in an overall improvement to the site and enhance the appearance of the Conservation Area in accordance with Policy Con 7.
- 7.7 The application would have no materially greater impact on the natural beauty and special landscape quality of the AONB than the approved scheme and is not in conflict with Policy C2.

Highways

- 78 The provision of 4 car parking spaces for the two dwellings is acceptable in accordance with Policy D2 of the adopted South Oxfordshire Local Plan. Dwg CFGOT indicates an acceptable provision above the Council's parking standards. Although manoeuvring will occur because of the constraints, this is considered acceptable in this area where traffic volumes are low. The access track has two passing places available along its length. The additional traffic movements generated by an additional house would not lead to highway safety concerns and would not lead to a significant intensification of the substandard access point onto Cleeve Road. No objection is raised by the Highway Authority.

Flooding

- 7.9 The floor level of the existing house and extension is 300 mm above the 1:100 year flood level so is outside the Thames floodplain. As such the new development is not at risk from flooding in accordance with PPG 25.

Protected species

- 7.10 A bat and water vole survey indicates that there is no evidence of bats and no sign of water vole activity. However as swallows were nesting in the boathouse this should not be demolished between September and February when nesting occurs and a condition is suggested.

Sustainable design measures

- 7.11 The extended dwelling will have a range of sustainable measures including energy efficient appliances, larger windows to make best use of natural daylight and water butts. This will be an improvement over the existing dwelling and is acceptable in accordance with Policy D8.

8.0 CONCLUSION

- 8.1 The proposal is for the subdivision of an extended dwelling which already has planning permission following an appeal. The proposal will create two smaller dwellings without adversely affecting the amenity of occupants of nearby properties, the character and appearance of the Conservation Area or AONB and will replace an existing poorly designed building which will enhance the riverside setting in accordance with Local Plan policies.

9.0 **RECOMMENDATION**

9.1 **That planning permission be granted subject to the following conditions:**

1. **Commencement 3 yrs - Full Planning Permission**
2. **Sample materials for house and boathouse to be submitted**
3. **No windows, door or openings other than those authorised**
4. **Provision of parking spaces as indicated on Drawing 09/01 prior to commencement**
5. **No demolition of boathouse between September - February (nesting birds)**
6. **Construction of boathouse as indicated on appeal drawing 2443/5**
7. **Boathouse to be used only in connection with dwelling 2**
8. **Use of sustainable measures as specified in design and access statement**
9. **Tree protection**

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