
APPLICATION NO.	P08/E1376
APPLICATION TYPE	Full
REGISTERED	14 th January 2009
PARISH	Henley-on-Thames
WARD MEMBERS	Joan Bland Lorraine Hillier
APPLICANT	Mr & Mrs M Millington
SITE	5 Leaver Road, Henley-on-Thames
PROPOSALS	New dwelling with access
AMENDMENTS	None
GRID REFERENCE	475436/182226
OFFICER	Tom Wyatt

1.0 **INTRODUCTION**

1.1 This application is referred to Committee as the Officer’s recommendation conflicts with the views of the Town Council.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) forms part of the existing dwelling and garden area associated with 5 Leaver Road. Leaver Road is a residential cul-de-sac located towards the western edge of Henley. The housing within the road was built in the 1980s, and the design and layout of the development is fairly typical of this era. The wider estate comprises two storey dwellings, flats and bungalows.

2.0 **THE PROPOSAL**

2.1 The application seeks permission for the construction of a new two storey 3 bed dwelling attached to the north elevation of the existing dwelling. The proposed dwelling would represent a continuation of the existing terraced property in terms of its front building line, the roofline and its overall design. The dwelling would lengthen the terrace of three dwellings by 4.5 metres. It would be 7.5 metres in depth with a rear gable matching the rear building lines of Numbers 1 and 3 Leaver Road.

2.2 A rear (south west facing) garden area of approximately 75 m² would be provided and two off-street parking spaces would be provided to the front.

2.3 A copy of the plans accompanying the application are **attached** as Appendix B. Further information submitted in support of the application, including the Design and Access Statement can be found on the Council’s website, www.southoxon.gov.uk

3.0 **CONSULTATIONS AND REPRESENTATIONS**

3.1 **Henley-on-Thames Town Council** – Objects due to ‘objections from neighbours, out of keeping, over developed, over intensive, unneighbourly, lack of amenity space and lack of parking’.

3.2 **Henley Society** – Objects as ‘the development would be overintensive and unneighbourly’.

3.3 **OCC Highway Liaison Officer** – The Highway Authority recognises there are on-street parking pressures in this area; most likely caused by users of Henley College. The proposal includes off-street parking provision to the maximum local standards.

Therefore the Highway Authority considers the proposal would not be prejudicial to on-street parking pressures. Provision of the proposed parking area and access will require works to and adjacent to the highway which may include the relocation of a lighting column (at the expense of the applicant). The provision of the parking should be a condition of any planning permission.

3.4 **Environmental Health Officer** – No objections

3.5 **Contaminated Land Officer** – Conditions to investigate for and, if necessary, remediate any contamination on the site should be attached to any planning permission.

3.6 **Waste Management Officer** – Refuse and Recycling provision needs to be made for the collection and storage of waste.

3.7 **Neighbours** – 5 letters of objection received and the key issues are:

- the proposal would add to existing parking congestion on the road and would be detrimental to highway safety
- the proposal would be out of keeping with the surrounding built form
- the dwelling would have a small rear garden for the size of property
- there would be harmful overlooking to the rear
- there would be no external side access to the garden
- the proposal would set a precedent for further development in Leaver Road.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P08/E0902 – 2 bedroom dwelling. Withdrawn prior to determination on 17 September 2008.

4.2 P85/S0135 - Residential development of 55 dwellings comprising 31 two storey houses; 4 two-storey flats and 20 aged persons bungalows; associated site works and parking; inclusion of open space area. Planning Permission granted on 31st July 1985.

5.0 **POLICY AND GUIDANCE**

5.1 Adopted Structure Plan 2016 Policies:

-G1, G2, G3, T1, T2, T8, H1, H3

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

-G1, G2, G6, C9, EP8, D1, D2, D3, D4, D6, D8, D10, H4, H5, T1, T2

5.3 Government Guidance:

-PPS1, PPS3, PPS23

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 principle of the development
2. The impact on the character and appearance of the site and surrounding area
3. The impact on the amenity of neighbouring occupiers
4. Sustainability
5. Highway considerations
6. Other material considerations

The Principle of the Development

- 6.2 The site is previously developed land within the main built up area of Henley-on-Thames. As such the principle of new residential development is broadly acceptable having regard to Policy H4 of the SOLP.

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

- 6.3 Policy H4 of the SOLP is a permissive housing policy that outlines several criteria against which this proposal falls to be assessed.
- 6.4 Criterion (i) seeks to ensure that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site forms part of the private garden area of the existing dwelling and has no special environmental or ecological value.
- 6.5 Criterion (ii) states that the design, height, scale and materials of the proposed development should be in keeping with the surroundings. The proposed dwelling would be slightly set back from the front building line of the existing terrace but would continue the building lines of the existing terrace in terms of its roofline, and would utilise matching materials. The design of the dwelling would also be in keeping with that of the existing terrace and the wider contemporaneous built form within Leaver Road. The dwelling would represent a relatively modest increase in the width of the existing terrace of three dwellings by 4.5 metres at ground floor level and 7.5 metres at first floor level. As such the development would be in keeping with the scale and proportions of the existing terrace.
- 6.6 Criterion (iii) seeks to protect the character of the surrounding area. The application site fronts Leaver Road, and is particularly prominent when travelling south west along Leaver Road towards the junction with Deanfield Road. Therefore, the new dwelling will clearly be visible in the local streetscene but views from further afield are limited by the screening effects of the existing built form. The built form within Leaver Road has altered little since its development, and there have been no new dwellings built within the road. The terrace forming part of the application site is one of several terraced blocks comprising three dwellings. This proposal would obviously increase the size of the block to a four dwelling terrace.
- 6.7 Whilst the blocks of terraces in Leaver Road are consistent in terms of the number of units, their design and general size, they are not consistent in terms of their layout throughout the development. The blocks were built in a rather random arrangement in terms of their orientation and any consistency between the blocks in terms of size and number of units is not readily apparent, or particularly important in terms of the wider character and appearance of the built form. The application site has a larger than average garden in the context of Leaver Road, and the existing gap between the side of Number 5 and the adjoining property, Number 7, is approximately 12 metres. Officers do not consider that the widening of the existing terraced block would result in an overdevelopment of the site, to the detriment of the character and appearance of the street scene. The slight set back of the front elevation compared to the existing terrace would allow the proportions of the existing block to be retained and understood. The design, scale and layout of the proposed development is in keeping with the existing built form.
- 6.8 Criterion (iv) seeks to ensure that there are no overriding amenity, environmental or highway objections. These issues are assessed under the separate headings below.

- 6.9 Criterion (v) states that if the proposal constitutes backland development, it should not create problems of privacy and access and should not extend the built up limits of the settlement. The proposal does not constitute backland development and does not extend the built up limits of the settlement. Issues of privacy and access are assessed under the separate headings below.

The Impact on the Amenity of Neighbouring Occupiers

- 6.10 The proposed dwelling would be attached to the existing property, Number 5. The dwelling would not extend beyond the front building line of the adjoining property, and would only extend beyond its rear elevation by approximately 1 metre. As such the development will not result in any significant overshadowing or overbearing effects to Number 5. Windows in the rear elevation of the proposed dwelling would afford some overlooking to the remaining rear garden of Number 5, however, such overlooking would be no greater than the usual level of overlooking experienced from the rear of terraced properties. The remaining rear garden of Number 5 would be of a good size being over 100 m².
- 6.11 Number 7 Leaver Road lies to the north of the application site. The gap between the side elevation of the proposed dwelling and the side elevation of Number 7 would remain at approximately 7 metres. The dwelling would not result in any significant overshadowing or overbearing effects to the neighbouring property, and overlooking from the rear elevation into the garden area of Number 7 would not result in an unacceptable loss of privacy.
- 6.12 There is sufficient distance and screening between the rear elevation of the proposed dwelling and the rear elevations of adjoining dwellings to the west within Laud's Close to avoid any significant overlooking.

Sustainability Issues

- 6.13 The Design and Access Statement states that the dwelling will make reference to the Code for Sustainable Homes, as sought through the guidance contained within the SODG. The applicant has stated that provision will be made for cycle storage and recycling storage and composting, and that rainwater will be harvested. There is sufficient space for outside drying areas for laundry. Further details of sustainability measures to be incorporated into the dwelling can be secured through condition.

Highway Considerations

- 6.14 The proposal would provide two off-street parking spaces for the new dwelling and the existing, which conforms with the Council's parking standards. There are issues of parking congestion within the road and the existing property does appear to have several vehicles parked on its frontage. However, it would be difficult to sustain any objection on parking grounds providing that the parking standards are achieved. The Highway Authority has acknowledged the parking pressures in the area, however, it does not object to the proposal due to the appropriate level of off-street parking being provided.

Other Material Considerations

- 6.15 Taking a precautionary approach to the issue of contamination, the Council's Contaminated Land Officer has requested that conditions be imposed on any planning permission to require the investigation and, if necessary, remediation of any contamination on the site.

6.16 Due to the small size of the site's frontage there is limited space for a large dedicated area for the storage of waste and recyclables awaiting collection. However, sufficient space does exist and a condition requiring details of provisions for the management of waste on the site is recommended.

7.0 **CONCLUSION**

7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy, as the proposal would not harm the character and appearance of the site and the surrounding area, and would not be detrimental to the amenity of neighbouring occupiers or 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 approved**
3. **Details of fencing or other means of enclosure to be approved**
4. **Details of hard surfacing to be approved**
5. **Ground and floor levels to be approved in relation to existing ground levels**
6. **Sustainability measures to be approved**
7. **Provision of parking prior to occupation and retention thereafter**
8. **Contaminated land assessment to be approved**
9. **No new openings at first floor level in the north west (side) elevation**
10. **Permitted development rights for extensions and outbuildings restricted**
11. **Details of provisions for refuse and recycling storage and collection to be approved**

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