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<b>APPLICATION NO.</b>	P09/E0212
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	23 March 2009
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBER(S)</b>	Ms Roswitha Myer Mr Terry Buckettt MBE
<b>APPLICANT</b>	Mr P Foxley
<b>SITE</b>	23 Reading Road, Henley-on-Thames
<b>PROPOSAL</b>	Conversion of part of existing shop to a two bedroom flat with roof windows
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	476179/182423
<b>OFFICER</b>	Emma Bowerman
<b>APPLICATION NO.</b>	P09/E0199/LB
<b>APPLICATION TYPE</b>	LISTED BUILDING
<b>REGISTERED</b>	23 March 2009
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBER(S)</b>	Ms Roswitha Myer Mr Terry Buckettt MBE
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## 1.0 INTRODUCTION

- 1.1 These applications are referred to the Planning Committee as the Officer recommendations conflict with the views of Henley-on-Thames Town Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The site currently accommodates a retail unit on the ground floor and basement, with two residential flats above. The shop has been extended substantially to the rear with two single storey extensions that were added in the 1970's and 1980's. There is no parking provision at the site and pedestrian access is gained through the front door on Reading Road, which serves both the shop and flats above. The application property is a Grade II listed building and forms part of an early nineteenth century terrace. The site lies within the town centre and Henley's Main Conservation Area.

## 2.0 PROPOSAL

- 2.1 Planning permission is sought for the conversion of the rear part of the shop to a two bedroom flat. Listed building consent is required for the internal and external alterations to facilitate the conversion.

2.2 The proposed conversion would take place in the existing single storey rear extension. The internal works would include the re-introduction of a partition in the former back wall, as well as stud-work partitions to form bedrooms and bathrooms. A door would be inserted in the south elevation of the extension and this would replace an existing window. A lantern style rooflight is proposed in the flat roof above bedroom one and five other standard rooflights are proposed to allow light into other rooms. The retail use at the site would be retained and the shop would occupy the original part of the building that fronts onto Reading Road.

2.3 The plans of the proposed development are **attached** as Appendix 2.

### 3.0 CONSULTATIONS & REPRESENTATIONS

3.1 **Henley-on-Thames Town Council** – Considers the application should be refused on the basis that the proposal would result in the loss of part of a retail unit to residential at a location where there is already a serious parking problem.

3.2 **Henley Society** – No objection

3.3 **Conservation and Design** – No objection subject to conditions regarding details of the development.

3.4 **Highways** – No objection. Commented that the development is both practical and sustainable in terms of transport.

3.5 **Contaminated Land Officer** - No objection subject to a condition requiring a contaminated land condition.

Officer note: Given that the application proposes the conversion of an existing building, a contaminated land assessment is not justified in this case.

3.6 **Neighbours** – One letter received commenting that there is no objection to the principle of the application and highlighting that there is no right of way to the rear of the site.

### 4.0 RELEVANT PLANNING HISTORY

4.1 P89/S0136 – Single storey rear extension to shop – Approved  
P73/H0281 – Single storey rear extension to shop - Approved

### 5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:

G2 – Protection of the Environment

G5 – Making best use of land

G6 – Promoting Good Design

H4 – New housing in towns and larger villages

D1 – Good Design and Local Distinctiveness

D2 – Vehicle and Bicycle Parking

D3 – Plot coverage and garden areas

D4 – Privacy and Daylight

D9 – Renewable energy

D10 – Waste management

CON3 – Alterations to listed buildings

CON4 – Changes of use of listed buildings

CON5 – The setting of listed buildings

CON7 – Proposals affecting a Conservation Area

TC4 – Encouraging a diversity of uses

T1 – Transport Requirements

T2 – Car parking requirements

5.2 Supplementary Planning Guidance:  
South Oxfordshire Design Guide 2008 – Section 5.

5.3 Government Guidance:  
PPS1 – Delivering Sustainable Development  
PPS3 – Housing  
PPG15 – Planning and the Historic Environment

6.0 **PLANNING CONSIDERATIONS**

6.1 In respect of the planning application, the principle issues are:

- i) Whether the proposal would respect the setting of the listed building and the character of the surrounding Conservation Area
- ii) Whether the alteration and use of the building would affect the special historic and architectural interest of the listed building
- iii) Whether the proposal would provide an appropriate quality of living environment or result in harm to the amenities of neighbouring properties
- iv) Whether the proposal would result in any other environmental or highway objections

In respect of the listed building application, the only issue is whether the alterations to the building would affect the special historic and architectural interest of the listed building.

i) Impact on setting of listed building and character of surrounding Conservation Area  
6.2 The site lies within the town centre, surrounded by residential development, and the principle of residential use is acceptable. The application proposes limited alterations to the modern rear elevation and the proposal would not affect the streetscene. Given the above, Officers are of the opinion that the proposal does not affect the setting of the listed building and as such, would comply with Policy CON5. Criterion (i) of Policy CON7 requires the design and scale of new work to be in sympathy with the established character of the Conservation Area. The proposed external alterations are minimal and would have a limited impact upon the character of the surrounding area. As such the proposed development would comply with the above criterion.

ii) Impact on the special historic and architectural interest of the listed building  
6.3 Policy CON4 allows for the change of use of a listed building provided its character and features of special interest are protected. The change of use would take place in a modern extension and would not affect the historic part of the building or the special qualities of the terrace in which the building is set. Policy CON3 allows for alterations to a listed building provided that they do not diminish the special historical or architectural qualities which make it worthy of inclusion on the statutory list. All windows, partitions, internal doors and surfaces to the existing ground floor retail unit are of modern construction and no historic fabric would be lost as a result of the works. Officers are of the opinion that the proposal would not harm the special interest of the listed building and as such, the proposal would comply with the above policies.

iii) Impact on future residents and neighbouring properties

- 6.4 The fenestration in the new flat would be limited due to the constraints of the site. The bedrooms and en-suites would be served by rooflights, which would allow natural light into the rooms but they would not have an outlook. The primary living areas would look out onto the courtyard at the rear, which would provide space for drying clothes and sitting out. In your Officer's opinion the internal layout of the flat and the quality of the living environment would be of an appropriate standard for a relatively small unit in a town centre location. The proposal is for alterations to an existing single storey building and would not impact upon any neighbouring properties in terms of light, outlook or privacy.

iv) Parking, sustainability measures and waste management

- 6.5 The plans indicate that there would not be any dedicated parking provision for the new flat. There are a full range of facilities within easy walking distance, and public transport is available for both shorter and longer journeys. The Highway Authority has indicated that they have no objection to the unit having no parking provision, which is the situation for many residents in the surrounding area. This is a highly sustainable location, with public car parks a short distance away. As such, the scheme would not conflict with the requirements of Policies D2 and T2. The Design and Access statement does not highlight any sustainability measures that would be incorporated into the development. However, given that the application proposes only very modest alterations to an existing listed building, officers consider that a detailed sustainability assessment is not required in this case. No details have been provided regarding waste management. It is clear that there is no opportunity for a road side collection at the site, but this would not be a reason to withhold planning permission given that the refuse and recycling situation would be the same as the flats upstairs at the application site, and in many of the surrounding properties.

7.0 **CONCLUSION**

- 7.1 The proposal is considered to comply with the relevant policies within the Council's Development Plan as it would involve the sympathetic conversion of part of a listed building to provide a relatively small unit of accommodation in a highly sustainable location. Subject to the recommended conditions, the conversion work would provide an appropriate living environment in the town centre that would not harm the character or appearance of the listed building, its setting or the surrounding Conservation Area, nor would it have an undue impact on the amenities of local residents.

8.0 **RECOMMENDATIONS**

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

1. **Standard 3 year commencement**
2. **Rooflights to be of flush-fitting 'conservation style' construction**
3. **Joinery details for new windows and doors be submitted at a scale of 1:5 and 1:20**

**8.2 That listed building consent be granted subject to the following conditions:**

- 1. Listed building consent 3 year commencement**
- 2. New works to be finished to match the adjacent work**
- 3. Partitions to be of stud-work construction (with the exception of the partition separating the flat from the shop)**
- 4. Details of all vents and flues to be submitted**

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