
APPLICATION NO.	P09/E1039
APPLICATION TYPE	FULL
REGISTERED	7 October 2009
PARISH	HENLEY-ON-THAMES
WARD MEMBER(S)	Miss Lorraine Hillier Ms Joan Bland
APPLICANT	Mr A Trotman
SITE	Navigators, Wharfe Lane, Henley-on-Thames
PROPOSAL	First floor conservatory above existing terrace
AMENDMENTS	None
GRID REFERENCE	476311/182879
OFFICER	Emma Bowerman
APPLICATION NO.	P09/E1040/LB
APPLICATION TYPE	LISTED BUILDING
REGISTERED	7 October 2009
PARISH	HENLEY-ON-THAMES
WARD MEMBER(S)	Miss Lorraine Hillier Ms Joan Bland
APPLICANT	Mr A Trotman
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1.0 INTRODUCTION

- 1.1 These applications are referred to the Planning Committee at the request of Councillor Hillier.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The site contains a detached Grade II listed Arts and Craft style former boat house, which was constructed in 1898. The property has been split into two separate dwellings, with Navigators occupying the first and second floors and Water's Edge on the ground floor. The property's principal elevation faces onto the river and has a distinct conservatory style turret. The elevation facing onto Wharfe Lane has a single storey brick extension that was added in the 20th century and provides a first floor balcony to Navigators. The site lies within Henley's Main Conservation Area.

2.0 PROPOSAL

- 2.1 The applications seek planning permission and listed building consent for an extension to Navigators to provide additional living accommodation. The proposed extension would be part brick built and part glazed and has been described by the Applicant as a conservatory. The proposed conservatory would be positioned on top of the single storey extension facing Wharfe Lane, using the existing parapet as the plinth wall. The extension would have a width of 9.5 metres and a depth of 3.3 metres and would follow the footprint of the existing terrace, with the sides of the extension stepped in. The extension would have a height of 6.7 metres above ground level. The brickwork would match the existing and the roof would be glazed with timber framing.

2.2 The plans of the proposed development are **attached** as Appendix 2. The Applicants Design and Access Statement can be viewed on the internet at www.southoxon.gov.uk.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Henley-on-Thames Town Council** – Considers the applications should be refused for the following reason:

‘The application is detrimental to the amenities of the area, unneighbourly, out of keeping and over intensive. Legislation states that applications that increase the size of a property by more than 40% are unacceptable and although this application by itself is not above the acceptable 40% increase it is considered by the Council that if it is taken into consideration with the works already carried out then the total increase will be above 40% and question its legality.’

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

3.3 **Neighbours** –

Seven letters of support / no objection with the following comments:

- It will add character and interest to a plain open balcony
- It will be in keeping with the Victorian Gothic style of the original conception of the designer of Friar Park
- It will improve the streetscene and remain sympathetic to the style and decoration of the house

Eleven letters of objection with the following concerns:

- It will have a domineering effect on the lane and the neighbours
- Not in keeping with the Victorian grade II listed house
- It is ugly and will change the charm of the conservation area
- Harmful to the special architectural character of the listed building
- Fails to preserve or enhance the character of the conservation area
- The proposal is unneighbourly, would result in a loss of privacy and be overbearing and oppressive
- It does not comply with planning policies and guidance
- A glass roof to a brick built structure will appear completely out of character
- It is over large
- Not in keeping with the house or other properties in the road
- It will block a view
- Detracts from the original façade of Sir Francis Crisp’s unique boathouse built to compliment Friar Park
- Constant use in all weathers is not acceptable

4.0 **RELEVANT PLANNING HISTORY**

4.1 P09/E0539 and P09/E0540/LB – These applications also proposed a first floor conservatory. This proposal was completely glazed and Officers raised concerns that the expanse of glazing would be incongruous in the streetscene and the Applicant withdrew the application before a formal decision was issued.

4.2 P01/S0817 and P01/S0818/LB - Modification to first floor and alteration to the roof space to create 2 additional bedrooms and roof terrace – Approved in 2001.

5.0 **POLICY & GUIDANCE**

5.1 Adopted South Oxfordshire Local Plan 2011 Policies:
G2 – Protection and enhancement of the Environment
G6 – Promoting Good Design

D1 – Good Design and Local Distinctiveness
D4 – Privacy and Daylight
CON2 – Extensions to listed buildings
CON3 – Alterations to listed buildings
CON5 – The setting of listed buildings
CON7 – Proposals affecting a Conservation Area
H13 – Extensions to dwellings

5.2 Supplementary Planning Guidance:
South Oxfordshire Design Guide 2008 – Sections 5 and 6.

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

6.0 **PLANNING CONSIDERATIONS**

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

- i) Whether the proposal would have an adverse impact on the living conditions of neighbouring properties
- ii) Whether the proposal would respect the setting of the listed building and the character of the surrounding Conservation Area

In respect of the listed building application, the only issue is:

- iii) Whether the alterations to the building would affect the special historic and architectural interest of the listed building.

i) Impact on neighbouring properties:

6.2 Policy H13 of the Local Plan advises that extensions will be permitted provided that the amenity of occupants of nearby properties is not materially harmed. The application site is located opposite The Old Ship House and the proposed conservatory would be positioned 10 metres from the front elevation of this neighbour. The windows in the proposed conservatory would face the public side of The Old Ship House and the relationship would be similar to the other properties that face each other in Wharfe Lane. Given that the road is located between the application site and this neighbour, Officers do not consider that the proposal would result in any adverse overlooking and due to the level of separation, consider that the proposal would not be unduly overbearing to this neighbour or result in a significant loss of light.

6.3 The proposed conservatory would be located 5.5 metres from No.6 Wharfe Lane. This neighbour has a bedroom window in its side elevation that would be opposite the proposed conservatory. Given that this window is a secondary window and the room has another source of light and outlook to Wharfe Lane, Officers do not consider that the proposal would result in an unacceptable impact on this room. No 6 Wharfe Lane also has a kitchen window that would face the proposed conservatory. This window currently has a view over the existing terrace at Navigators. There are two other windows that also serve the kitchen and these both look out onto the side elevation of Navigators. Officers are of the opinion that the proposed conservatory would result in some reduction in the aspect and levels of light that the window overlooking the terrace currently enjoys. The neighbour has raised the fact that there would be a loss of view but this is not a planning matter. Given the distance to the proposed conservatory and the fact that there are two other windows that serve the kitchen, Officers are of the opinion that a reason for refusal based on the impact of this window would not be

justified. In terms of sun and daylight, the application property is to the north of No.6 Wharfe Lane and as a result the proposed conservatory would not result in any significant overshadowing. The proposed conservatory would have a side window facing No.6 Wharfe Lane but this window would have stained glass and be fixed shut and such an arrangement would not allow for any significant overlooking of this neighbouring property.

- ii) Impact on setting of listed building and character of surrounding Conservation Area
- 6.4 Policy CON5 of the Local Plan advises that proposals that would adversely affect the setting of a listed building will be refused. The proposed conservatory would be set down from the main ridge and set in from the side elevations. It would be a subservient addition that would retain the original proportions of the building. The proposed conservatory would not increase the footprint of the property, nor would it impact on the space that surrounds it. In your Officer's opinion, the proposal would have an acceptable impact on the setting of the listed building, in line with Policy CON5.
- 6.5 The form of the proposed conservatory is taken from the shape of the existing terrace and the hipped roof would minimise the additional bulk of the proposed conservatory. Although the glazed roof would be a slightly unusual feature, Officers are of the opinion that it would reflect the character and appearance of the main dwelling, which has a number of interesting features, including a conservatory style turret facing onto the river. Wharfe Lane has a narrow courtyard like character with a variety of building types and ages positioned directly adjacent to the road. The lane widens in front of the application property and as such, the proposed conservatory would remain set back from the properties to the south and would not be particularly prominent in the streetscene. Given the above, Officers consider that the design and scale of the new work would be in sympathy with the established character of the conservation area, as required by Policy CON7 of the Local Plan.
- 6.6 Henley-on-Thames Town Council has commented that the proposal would result in a 40 percent increase in the building when combined with previous works and that this would be unacceptable. Officers would like to clarify that the 40 percent increase in volume referred to in Policy H13 applies to dwellings within the Green Belt and the application property does not fall within the Green Belt. There is no set volume limit for extensions in this area and each application is judged on its merits, taking into consideration the impact of the scale of the extension.
- iii) Impact on the special historic and architectural interest of the listed building
- 6.7 Policies CON2 of the Local Plan advises that extensions to a listed building must be appropriate to its character, must be sympathetic to its structure in design, scale and materials and must not dominate or overwhelm it. The proposed conservatory would utilise an existing flat roof terrace and in your Officers opinion, would be an appropriate scale of extension. The walls of the proposed conservatory would be constructed from brickwork and the ratio of brick to glazing would help to tie the proposal with the main building. The proposed windows would reflect the proportions and design of the windows in the existing rear elevation and the proposed stained glass window would be an imaginative way of overcoming a potential overlooking issue, whilst reflecting the stained glass used elsewhere in the existing dwelling. The proposed conservatory would be accessed through an existing door in the rear wall and would involve minimal alteration to the historic fabric of the building. The proposed conservatory is influenced by the Arts and Craft design of the main dwelling and, in your Officer's opinion, would not detract from the special historic and architectural interest of the listed building.

7.0 CONCLUSION

7.1 The application proposal would comply with the relevant Development Plan Policies, Supplementary Planning Guidance and Government Guidance and it is considered that, subject to the attached conditions, the proposed development would not significantly harm the living conditions of nearby residents, would not be detrimental to the character and appearance of the conservation area and would not detract from the special historic and architectural interest of the listed building and its setting.

8.0 RECOMMENDATIONS

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

1. **Standard 3 year commencement**
2. **Sample pane of stained glass to be submitted for approval**
3. **Stained glass window in south elevation to be fixed shut**
4. **Sample of bricks to be submitted for approval**

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. **New brickwork to be constructed in an English Bond, using lime mortar to match the existing**
4. **Details to be submitted for approval:**
 - **Junction between the conservatory and the existing building**
 - **Joinery details for the new windows**
5. **Paint colour for the timber frame to be submitted for approval**

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