
APPLICATION NO.	P10/E0662
APPLICATION TYPE	Full
REGISTERED	19.05.2010
PARISH	Henley-on-Thames
WARD MEMBERS	Ms Roswitha Myer Ms Elizabeth Hodgkin
APPLICANT	Oakford Homes Ltd
SITE	Land to the rear of 173 Reading Road, Henley-on-Thames
PROPOSALS	Erect block of four garages with one bedroom flat over with access road and additional parking space.
AMENDMENTS	Yes
GRID REFERENCE	476465/181889
OFFICER	Mr T 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 The application site, which is shown on the OS extract **attached** as Appendix A, is located in a backland position behind existing residential development fronting Reading Road. The site is relatively level and is bounded by high evergreen hedging to the north east and south east whilst it is open to the north west boundary. A collection of modern and more historic single storey buildings lie between the site and Reading Road. These buildings are used for garaging and commercial uses, however, planning permission (P10/E0419) has been granted for the development of these buildings (known as 165 and 167 Reading Road) to form three residential units.
- 1.3 Planning permission (P10/E0117) was also granted in April 2010 under delegated powers for the erection of a terrace of five dwellings on land immediately to the north east of the proposed building. The building relating to this application was approved as a single storey garage under this earlier permission.

2.0 THE PROPOSAL

- 2.1 This application seeks planning permission for the erection of a garage block comprising four garages at ground floor level with a one bed flat at first floor level. The dimensions and siting of the garage block remain as approved under application P10/E0117 and therefore, the only changes to the appearance of the building relate to the proposed residential use. These changes are the insertion of three dormer windows in the front roof slope and four rooflights in the rear roof slope, amendments to the size and positioning of the garage doors along with the insertion of the external door for the flat. A single parking space would be provided for the flat whilst the parking spaces within the garage would continue to serve the approved terrace of five dwellings. Following the receipt of amended plans, a small garden area for the flat is to be provided to the rear of the building.
- 2.2 A copy of the proposed plans is **attached** at Appendix B and for comparison a copy of the previously approved plans relating to application P10/E0117 are **attached** at Appendix C whilst other documents relating to the application can be found on the Council's website, www.southoxon.gov.uk.

3.0 **CONSULTATIONS AND REPRESENTATIONS**

- 3.1 **Henley-on-Thames Town Council** – The application should be refused as the proposal is overintensive.
- 3.2 **Henley Society** – No objections
- 3.3 **OCC Highway Liaison Officer** – No objections subject to conditions.
- 3.4 **Contaminated Land Officer** – A condition for the investigation and remediation (if necessary) of any contamination should be attached to any planning permission.
- 3.5 **Waste Management Officer** – Provision needs to be made for the collection of waste and recyclables from the site.
- 3.6 **Neighbours** – No correspondence received.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P10/E0117 - Erect two storey terrace of five new houses with access, car parking and garaging. Planning permission granted 1st April 2010.
- 4.2 P06/E1302 - Two storey terrace of 5 new houses with car parking. Planning permission granted on 25th April 2007.

5.0 **POLICY AND GUIDANCE**

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

- G1 – General Restraint and Sustainable Development
- G2 – Protection and Enhancement of the Environment
- G6 – Promoting Good Design
- EP8 – Contaminated Land
- D1 – Good Design and Local Distinctiveness
- D2 – Vehicle and Bicycle Parking
- D3 – Plot Coverage and Garden Areas
- D4 – Privacy and Daylight
- D6 – Design Against Crime
- D8 – Energy, Water and Materials Efficient Design
- D10 – Waste Management
- H4 – Towns and Larger Villages Outside the Green Belt
- H7 – Range of Dwelling Types and Size
- T1 & T2 – Transport Requirements for New Developments

- 5.3 Government Guidance:

- PPS1 – Delivering Sustainable Development
- PPS3 – Housing
- PPS23 – Planning and Pollution Control

- 5.4 Supplementary Planning Guidance

- South Oxfordshire Design Guide July 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 surrounding area
3. The impact on the amenity of neighbouring occupiers
4. The amenity of the future occupiers of the development

5. Highway considerations
6. Other material considerations

The Principle of the Development

- 6.2 The site is an area of vacant land within the main built up area of Henley. It is apparent that the land was recently in commercial use for storage although the historic use of the land is unclear. Planning permission has already been granted for a terrace of five dwellings on the land and the principle of further residential development on the site remains acceptable having regard to Policy H4 of the SOLP.

The Impact on the Character and Appearance of the Surrounding Area

- 6.3 The only external alterations to the approved scheme in relation this garage block building are the introduction of dormer windows and rooflights. The dimensions of the garage block remain otherwise as previously approved under application P10/E0117 and Officers do not consider that the proposal would have any significant visual impact on the character and appearance of the site or surrounding area compared to the approved scheme. The site is in a backland position and is well screened from public vantage points by existing and proposed development fronting Reading Road and by vegetation.

The Impact on the Amenity of Neighbouring Occupiers

- 6.4 The dormer windows to the front of the building would look over the parking area and a further garage block approved under application P10/E0117. There would be a distance of approximately 29 metres between the dormer windows and the rear elevations of the dwellings fronting Reading Road to the south west. This distance, along with the screening effects of the existing and approved garage blocks between the flat and the existing dwellings fronting Reading Road would be sufficient to ensure that harmful levels of overlooking would not be possible. The front of the building would also provide oblique overlooking towards an adjacent office block to the west but this would not be harmful.
- 6.5 The rooflights in the rear of the building would face the rear garden of the end of terrace property approved under application P10/E0117. However, overlooking from these windows would be avoided as they would be positioned above eye level.

The Amenity of the Future Occupiers of the Development

- 6.6 The original plans submitted for this application did not show any external amenity space for the proposed flat. Amended plans have now been submitted that show a small garden area to the rear of the building measuring slightly under 35m², which is the area sought for private garden areas for one bedroom dwellings. Although small the garden area would provide an appropriate outdoor area for the flat.
- 6.7 The main outlook from the flat would be over the parking areas related to the development approved under application P10/E0117. Whilst this outlook is relatively poor it is not uncommon within built up areas, particularly in respect of flats located within the main town centre. The movement of vehicles within the garage and to the front of the building is also likely to cause some disturbance to the occupiers of the flat, however, sound proofing between the garage accommodation and the flat would help to limit this disturbance.

6.8 Highway Considerations

Compared to the development approved under application P10/E0117 an additional parking space would be provided on the site to accommodate the requirements of the one bedroom flat. Otherwise the parking layout, access and turning arrangements would be as already approved. The Highway Liaison Officer has raised no objections to the proposal.

6.9 Other Material Considerations

The flat would provide some natural surveillance over the parking areas associated with the wider site and would therefore help to reduce the likelihood of crime in accordance with Policy D6 of the SOLP.

6.10

The application is supported by information outlining that the development will meet Code Level 3 of the Code for Sustainable Homes in terms of energy use. The front of the flat will be south west facing and will make use of solar gain whilst a solar thermal heating system is proposed. The proposal complies with the thrust of Policy D8 of the SOLP.

7.0 **CONCLUSION**

7.1 The application proposal is considered to be in accordance with the relevant development plan policies and national planning policy, as the proposal would not cause any significant harm to the character and appearance of the site and the surrounding area, or the amenity of neighbouring occupiers.

8.0 **RECOMMENDATIONS**

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

1. **Commencement – 3 years**
2. **Development to be carried out in accordance with the approved plans**
3. **Samples of materials, including hardsurfacing materials, to be submitted and approved**
4. **Proposed floor and ground levels to be approved**
5. **Details of refuse and recycling storage to be submitted and approved**
6. **Landscaping scheme to be submitted and approved**
7. **Existing hedge on south east boundary to be retained**
8. **Details of surface water and foul drainage to be submitted and approved**
9. **Details of contamination land investigation and remediation to be submitted and approved**
10. **Development to meet Secured by Design standards for physical security**
11. **Details of sustainability measures to be approved**
12. **Windows in rear (north east) elevation to be set no lower than 1.7m above floor level and no further openings to be inserted in the north east facing roof**
13. **Means of access onto Reading Road to be laid out prior to first occupation of the development**
14. **Parking and turning areas to be provided in accordance with the approved details prior to the first occupation of the development**

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