

**SUBJECT                    DEVELOPMENT APPLICATION REPORTS                    ITEM 8**

**REPORT OF**      Head of Planning & Building Control

<b>APPLICATION NO.</b>	P11/E0181
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	31 March 2011
<b>PARISH</b>	Henley
<b>WARD MEMBERS</b>	Will Hall and Jennifer Wood
<b>APPLICANT</b>	FOLLETT PROPERTY HOLDINGS LTD
<b>SITE</b>	22 Reading Road, Henley
<b>PROPOSAL</b>	Variation of conditions 6 and 7 of planning permission P10/E0785 (erection of a three storey building to provide 6 two bedroom flats) to reduce the car parking from 4 to 3 spaces and the relocation of the bins/cycles storage to the rear of the site.
<b>AMENDMENTS</b>	One – waste collection indemnity
<b>OFFICER</b>	Paul Lucas

**1.0 INTRODUCTION**

- 1.1 This application is reported to the Planning Committee as a result of a conflict between the Officers’ recommendation and the views of Henley-on-Thames Town Council.
  
- 1.2 The location plan is attached at **Appendix 1**. It lies on the west side of Reading Road. It accommodates a three storey block of six 2-bedroom flats that has been recently erected behind the main frontage building to give an overall building depth of about 34 metres. The frontage building consists of a three storey building that houses a post office on the ground floor, with a recent conversion from offices to four 2-bedroom flats having taken place on the first and second floors. A private access from Reading Road runs in between No.22 and Nos. 18-20 to the north. The access links into a shared service road at the rear of the site that rejoins Reading Road between No’s 6 and 8. The surrounding units are generally in retail or commercial use on the ground floor with offices or flats above. Nos.18-20 was redeveloped at the rear in recent years to provide additional residential accommodation in the form of a two storey building extending back to the rear service road. A car and cycle parking and waste storage layout has been recently implemented to serve the block of six flats. The site lies within Henley Town Centre but outside the Henley – Reading Road Conservation Area, which lies opposite the front of the site.

**2.0 THE PROPOSAL**

- 2.1 The application seeks to regularise the car and cycle parking and waste storage layout, which has been implemented on site, because this differs from the approved plans. The approved layout from front to rear was waste storage, cycle parking and four tandem parking spaces aligned alongside the southern wall of Nos. 18-20 – see **Appendix 2**. This would be replaced with a layout from front to rear of three tandem parking spaces, cycle parking and waste storage, still aligned along the southern wall

of Nos. 18-20 – see **Appendix 3**. The access would continue to have a one-way system through the site for occupiers with entry only from Reading Road between Nos. 18-20 and 22 and using the service road to re-emerge onto Reading Road between Nos. 6 and 8. The applicant has signed a damage waiver form to enable Council waste collections to take place via the private road to the rear of the site – see plan of route at **Appendix 4**.

### 3.0 **CONSULTATIONS AND REPRESENTATIONS**

- 3.1 **Henley Town Council** – The application should be refused. The proposed development is contrary to the recently published Oxfordshire County Council's recommended guidelines for off-street parking places. The Committee considers there is insufficient parking provision within the application site for the number of dwellings proposed. This will create an increase in demand for on-street parking in an area where a deficiency of available on-street parking places already exists.
- 3.2 **OCC Highways** – A comparison of drawing 202/07.202.220/D of P10/E0785 and 202.CS.GA.090/G submitted with this application, shows that three car parking spaces are proposed and that four were proposed previously. Given the sustainable location of this site this reduction in parking is not considered significant from a highways perspective.
- 3.3 **Commercial Services (Waste Management)** – Satisfied with waste storage location on the basis of damage waiver.
- 3.4 **Henley Society** – The number of parking spaces is inadequate for the number of flats proposed (6), and the application should be refused for this reason. There are no alternative parking spaces in the vicinity.
- 3.5 **Neighbours** – No representations received.

### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 Numerous planning applications associated with the residential development of the site in recent years. Of most relevance is P10/E0785, where planning permission was granted for the erection of a three storey building providing six 2-bedroom flats in August 2010. Conditions 6 and 7 required implementation of waste storage and car and cycle parking arrangements respectively in accordance with the approved plan 202/07.202.220/D.

### 5.0 **POLICY AND GUIDANCE**

- 5.1 Adopted South Oxfordshire Local Plan 2011 Policies:
- G2 – Protection of the Environment
  - G6 – Promoting Good Design
  - D1 – Good Design and Local Distinctiveness
  - D2 – Vehicle and Bicycle Parking
  - D10 – Waste Management
  - H4 – Towns and Larger Villages Outside the Green Belt
  - T1 – Transport Requirements for New Developments
  - T2 – Transport Requirements for New Developments
- 5.2 Supplementary Planning Guidance:
- South Oxfordshire Design Guide 2008 – Sections 3.
- 5.3 Government Guidance:
- PPS1 – Delivering Sustainable Development

- PPS3 – Housing
- PPG13 – Transport

## 6.0 **PLANNING ISSUES**

6.1 The planning issues that are relevant to this application are whether the variation would:

1. result in an unacceptable deficiency of off-street parking spaces for the resultant dwellings or other conditions prejudicial to highway safety;
2. have an acceptable arrangement for waste storage and collection; and
3. other material planning considerations.

### Highways and Parking

6.2 Criterion (iv) of Policy H4 of the SOLP 2011 requires that there are no overriding highway objections. The proposal retains the approved access arrangements with the one-way system, but reduces the number of parking spaces from four to three. Adopted parking standards require one space per flat, which equals six spaces for this development. Although this means the parking shortfall has increased from two to three spaces, the Highway Liaison Officer has raised no objection to a further relaxation of these standards due to the town centre location with good public transport links. The proposal would continue to provide an area of cycle parking in accordance with details previously agreed. Under the previous application, at the request of the Highway Authority the applicant made a financial contribution towards the Henley ITS and public transport provision, which would help to improve the sustainable nature of the location. As such, the proposal would satisfy the above criterion.

### Waste Storage and Collection

6.3 Policy D10 of the SOLP 2011 requires proposals to incorporate waste management facilities. The bin store as built in the location shown on plan 202.CS.GA.090/G is further from the highway than the approved plan. However, this is an acceptable alternative arrangement to the council's Waste Management Officer on the basis of the damage waiver that has been agreed to enable the waste contractor's vehicle to enter the private road in order to make the collection. On this basis, the proposal would comply with the above policy.

### Other Material Planning Considerations

6.4 There would be no material change in the visual appearance of the site as a result of the layout alterations, having regard to the secluded nature of the site in public views. There would be no issues of residential amenity arising as a result of these alterations.

## 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 result in conditions prejudicial to highway safety.

**8.0 RECOMMENDATION**

**8.1 Grant Variation of Conditions 6 & 7 of P10/E0785 subject to the following condition:**

- 1. Retention of parking and circulation areas and waste storage area in accordance with plan 202.CS.GA.090/G.**

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