
APPLICATION NO.	P17/S2100/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	14.6.2017
PARISH	HENLEY-ON-THAMES
WARD MEMBERS	Joan Bland, Lorraine Hillier, Stefan Gawrysiak
APPLICANT	Freda Simpkin & the Trust of Peter Bamford Simpkin Deceased
SITE	Morriston, Fairmile, Henley-On-Thames
PROPOSAL	Erection of a pair of two-storey 4-bedroom semi-detached dwellings with detached garage/carports following demolition of the existing house (pedestrian door of garages altered as shown on amended plan received 21st August 2017).
OFFICER	Paul Lucas

1.0 **INTRODUCTION**

1.1 Officers recommend that planning permission should be granted. This report explains how officers have reached this conclusion. This application is reported to the Planning Committee as a result of a conflict between officers' recommendation and the views of Henley Town Council.

1.2 The application site, as identified on the plan **attached** at Appendix A extends to 0.2 hectares. It is a large rectangular residential plot occupied by a detached two storey dwelling. The plot originally was double the size, but has been subdivided and a detached 5-bedroom dwelling is currently under construction to the north-west of the application site. The site is located on the western side of Fairmile in the northern approach into Henley. The site is bordered to the south-east by a private driveway leading to several dwellings. The rear (south-western) boundary is with the side boundary of Willowdale. The land rises towards this boundary. The site boundaries are formed by mature hedgerows and shrubs and there are mature trees along the rear boundary. There are also mature trees located just outside the site boundary along the frontage onto Fairmile. The site lies within the Henley-Main Conservation Area and the Chilterns AONB boundary is on the opposite side of the road. The Environment Agency has previously confirmed that the site now lies within Flood Zone 1.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for the demolition of the existing dwelling and the erection of a two-storey building to provide a pair of 4-bedroom semi-detached dwellings and a detached double garage, as shown on the plans and supporting documents submitted with the application.

2.2 The current plans are **attached** at Appendix B. Other supporting documents can be viewed on the Council's website:
<http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P17/S2100/FUL>

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Henley-on-Thames Town Council** - Recommend refusal on the grounds of over-development of the plot and being out of character for the area.

Countryside Officer (South Oxfordshire & Vale of White Horse) - No objection subject to compliance condition

Forestry Officer (South Oxfordshire District Council) - No objection subject to tree protection condition

Highways Liaison Officer (Oxfordshire County Council) – Holding objection addressed by amended plan – no objection subject to condition

Drainage Engineer (South Oxfordshire - MONSON) - No objection subject to conditions

The Henley Society (Planning) - The replacement of a single dwelling house with two sets of substantial semi-detached houses, i.e. 4 new dwellings in this garden running parallel to the Fairmile in the Conservation Area causes concern. Much of the existing vegetation and wildlife habitat would be lost and with it the existing biodiversity. It is not clear how the extra traffic caused by four new households could be accommodated without causing harm to the character of the Fairmile C.A. and the setting of the AONB. We note that Highways are also concerned. We recommend refusal on the grounds that this is over development. [Note: The proposal would lead to the plot previously being occupied by a single dwelling with three dwellings: the approved detached dwelling and the proposed pair of semis, not four dwellings as claimed by the Henley Society].

Neighbours – No representations received.

These representations can be viewed in full on the Council's website.

4.0 **RELEVANT PLANNING HISTORY**

4.1 On the application site:

[P16/S4286/PEM](#) – Pre-application advice (20/01/2017)

Demolition of existing dwelling and erection of pair of 4 bed semi-detached houses

On the adjacent site under construction:

[P16/S1117/FUL](#) - Approved (03/06/2016)

Erection of new 5-bed dwelling with detached garage.

On both the application site and the adjacent site:

[P14/S1953/FUL](#) - Approved (01/04/2015)

Demolition of existing dwelling and erection of a two-storey four-bedroom dwelling and detached garage and a two-storey three bedroom dwelling and detached garage (additional ecological information received 28th July 2014 and Flood Risk Assessment received 20th August 2014) (Position and design of dwellings, garages and driveways altered as shown on amended plans received 29th January 2015).

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies;

CS1 - Presumption in favour of sustainable development

CSB1 - Conservation and improvement of biodiversity

CSEN1 - Landscape protection

CSEN3 - Historic environment

CSHEN1 - The Strategy for Henley-on-Thames

CSM1 - Transport

CSQ2 - Sustainable design and construction

CSQ3 - Design

CSS1 - The Overall Strategy

- 5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies;
- C4 - Landscape setting of settlements
 - C8 - Adverse affect on protected species
 - CON7 - Proposals in a conservation area
 - D1 - Principles of good design
 - D10 - Waste Management
 - D2 - Safe and secure parking for vehicles and cycles
 - D3 - Outdoor amenity area
 - D4 - Reasonable level of privacy for occupiers
 - EP1 - Adverse affect on people and environment
 - EP4 - Impact on water resources
 - EP6 - Sustainable drainage
 - G2 - Protect district from adverse development
 - G5 – Best use of land/buildings in built up areas
 - H4 - Housing sites in towns and larger villages outside Green Belt
 - T1 - Safe, convenient and adequate highway network for all users
 - T2 - Unloading, turning and parking for all highway users
- 5.3 Joint Henley and Harpsden Neighbourhood Plan (JHNNP);
Housing Strategy
Primary Housing Objectives H04
Policy H4 - Infill and self-build dwellings
Policy DSQ1 – Local Character
Policy T1 – Impact of development upon the transport network
- 5.4 Supplementary Planning Guidance/Documents
South Oxfordshire Design Guide 2016 (SODG 2016) – Section 7 Plots and Buildings
Henley Conservation Area Character Appraisal
- 5.5 National Planning Policy Framework (NPPF)
National Planning Policy Framework Planning Practice Guidance (NPPG)
The policies within the SOCS and the SOLP 2011 of relevance to this application are considered to be in general conformity with the provisions of the NPPF and NPPG and therefore this application can be determined against these relevant policies.
- 6.0 **PLANNING CONSIDERATIONS**
- 6.1 The principle of redeveloping the existing dwelling in this location when assessed against the SOCS Policies CSHEN1 and the JHHNP Policy H4 has been established through the grant of planning permission [P14/S1953/FUL](#). The current application seeks to change the location, size and footprint of the approved 4-bedroom dwelling that would infill the southern part of the garden into a pair of 4-bedroom semi-detached dwellings. The planning issues that are relevant to the planning application are whether the development would:
- result in the loss of an important area of open space;
 - be in keeping with the character and appearance of the site and would preserve or enhance the character and appearance of the Henley-Main Conservation Area;
 - compromise the amenity of neighbouring residential occupiers and provide appropriate living conditions for future occupiers;
 - result in an acceptable deficiency of off-street parking spaces for the resultant dwellings; and
 - any other material planning considerations

6.2 Loss of Open Space

Criterion (i) of Policy H4 of the SOLP 2011 requires that an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt. The site currently comprises a private dwelling and garden and is not accessible to the public. There is some visibility from Fairmile, but this is only in the context of surrounding residential buildings. The Council's Countryside Officer is satisfied that any loss of bat habitat could be adequately mitigated. As such, the proposal would comply with the above criterion.

6.3 Visual Impact

Criteria (ii) and (iii) of Policy H4 of the SOLP 2011 explain that the design, height, scale and materials of the proposed development should be in keeping with its surroundings and the character of the area should not be adversely affected. The SOLP 2011 Policy CON7 sets out the Council's statutory duty to ensure that development would preserve or enhance conservation areas. JHHNP Policy DSQ1 seeks to ensure that all new development should be sensitive and make a positive contribution to the local character of the area. The Council's Conservation Officer had previously agreed that the layout and design would preserve the character and appearance of the conservation area. Whilst the proposal would increase the number of dwellings, the density on the site would be 10 dwellings per hectare and the density on the former Morriston site including the dwelling to the north would be 7 dwellings per hectare. The semis would sit on plots with an area of around 1120 and 920 square metres and the amount of built form would take up 17% of the plots. On this basis, officers do not regard the proposal as representing an overdevelopment of the site.

6.4 The main increase in the size of the built form when compared with the approved dwelling would be in relation to its two storey depth and the addition of two storey wings. The ridge height at 8.2 metres would be similar to the approved dwelling. The proposed ridge would only be on a north to south axis, whereas the approved ridge also continues on an east to west axis. The dashed line on the proposed elevations shows how the approved roof form appears more bulky than the proposed roof form. Although the proposed semis would be wider than the approved dwelling, the northern corner of the proposed dwellings would be set back 6.5 metres further from Fairmile than the approved dwellings. The informal relationship to Fairmile would be retained through being built at an angle to it. The garage located adjacent to Fairmile boundary would be in a similar location to the approved garage and would be a smaller structure. The additional garage would effectively replace the footprint of a single storey wing to the approved dwelling. The design of the semis would be of a relatively simple and uncomplicated vernacular and would be capable of incorporating traditional materials, which could be secured through a planning condition. On this basis, the proposed development would be in keeping with the spacious building plots and the pattern of paired or detached houses and would relate positively to the attractive setting of wide grass verges, large gardens and neat hedges, thereby preserving the character and appearance of the conservation area. It would also not have any discernible impact on the nearby Chilterns AONB. The Council's Forestry Officer has raised no objection to the revised plans provided an updated arboricultural method statement and tree protection plan is secured through a planning condition. In the light of the above assessment, the proposed development would accord with the above policies.

6.5 Residential Amenity Impact

Criterion (iv) of Policy H4 of the SOLP 2011 requires that there are no overriding amenity objections. Policy D3 requires adequate amenity space to be provided for future occupiers. Policy D4 of the SOLP 2011 requires that all new dwellings should be designed and laid out so as to secure a reasonable degree of privacy for the occupiers.

6.6 The dwellings would be located about 25 metres to the boundary with Willowdale to the south-west, 14.5 metres to the boundary with Mile Edge to the south-east and 5.5 metres to the boundary with the dwelling under construction to the north-west, with a gap of 15 metres between these two buildings. The first floor north-west facing bathroom window could be obscure glazed to prevent overlooking of the plot to the north. The first floor south-east facing bathroom window would be at a sufficient distance from the boundary with Mile Edge to prevent any undue loss of privacy from occurring. On the basis of this assessment, officers are satisfied that there would be no significant loss of light, outlook or privacy to either adjoining residents or future occupiers. Both plots would be of a generous size, with garden areas well in excess of the 100 square metre recommended minimum standard for dwellings of this size set out in Section 7 of the SODG 2016. The proposal would therefore comply with the above criterion.

6.7 Access and Parking

Criterion (iv) of Policy H4 of the SOLP 2011 also requires that there are no overriding highway objections. The Highway Liaison Officer has no objection to the proposal, subject to planning conditions to ensure that the proposed garaging, parking and turning are retained as approved. In the light of this assessment, the proposal would comply with this element of the above criterion.

6.8 Other Material Planning Considerations

Officers consider it necessary to impose a condition to remove householder permitted development rights in order to enable the Council to exercise control over any future development that might otherwise be unneighbourly or result in visual harm or damage to important trees.

6.9 Community Infrastructure Levy

The proposed dwellings are liable for the Community Infrastructure Levy (CIL). The CIL charge applied to new residential development in this case is £150 (index linked) per square metre of additional floorspace (Zone 1). 25% of the CIL payment would go Henley Town Council due to the adopted Neighbourhood Plan.

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 preserve the character and appearance of the conservation area and be in keeping with the nearby Chilterns AONB, would safeguard important trees and the living conditions of nearby residents and would not result in conditions prejudicial to highway and pedestrian safety.

8.0 **RECOMMENDATION**

8.1 **To grant planning permission subject to the following conditions:**

1. **Commencement of development within three years.**
2. **Development to proceed in accordance with approved plans.**
3. **Details of levels to be submitted and agreed prior to commencement.**
4. **Schedule of materials required to be submitted and agreed prior to commencement.**
5. **Obscure glazing of first floor south-facing window prior to occupation.**
6. **Withdrawal of permitted development rights for extensions, outbuildings and hardstandings.**
7. **No garage conversion into accommodation.**
8. **Parking and manoeuvring areas to be retained as shown on plan.**

- 9. Landscaping (access/hardstandings/boundary treatment) details to be submitted and agreed prior to commencement.**
- 10. Tree protection details to be submitted and agreed prior to commencement.**
- 11. Ecological mitigation to be carried in accordance with submitted details.**
- 12. Surface water drainage works to be submitted and agreed prior to occupation.**
- 13. Foul drainage works to be submitted and agreed prior to occupation.**

Author: Paul Lucas
Email: Planning@southandvale.gov.uk
Telephone: 01235 422600