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<b>APPLICATION NO.</b>	<a href="#">P17/S3887/HH</a> & <a href="#">P17/S3888/LB</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER & LISTED BUILDING CONSENT
<b>REGISTERED</b>	1.11.2017
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBER(S)</b>	Stefan Gawrysiak, Lorraine Hillier & Joan Bland
<b>APPLICANT</b>	Mrs Tanya Van Der Warff
<b>SITE</b>	Basement Flat, 7 River Terrace, Henley-on-Thames, RG9 1BG
<b>PROPOSAL</b>	Single storey rear extension and alterations
<b>OFFICER</b>	Marc Pullen

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**1.0 INTRODUCTION**

- 1.1 This application is referred to the Planning Committee because the officer's recommendation conflicts with the view of the Town Council.
- 1.2 The site (which is shown on the OS extract **attached** as Appendix A) contains an end of terraced property within the built-up limits of Henley-on-Thames. The property is Grade II listed and lies within Flood Zone 3. The property has been divided into four separate flats.

**2.0 PROPOSAL**

- 2.1 These applications seek planning permission and listed building consent to erect a single storey rear extension and alterations to the property (the basement flat) following demolition of existing structures to the rear.
- 2.2 A copy of all the current plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Henley-on-Thames Town Council** - Development is too big and taking up amenity of garden

**Conservation Officer** – No strong views, subject to condition

**County Archaeological Services** - No strong views

**The Henley Society** – Extension is inappropriate for this listed building and excessively large, out of character with the neighbouring properties, it would dominate the garden area and be detrimental to the outlook of neighbours

**4.0 RELEVANT PLANNING HISTORY**

- 4.1 [P03/S0218/LB](#) - Approved (06/06/2003)  
Installation of velux windows in connection with a room in the roof space.

[P03/S0203](#) - Approved (06/06/2003)  
Installation of velux windows in connection with loft conversion.

[P95/S0661/LB](#) - Approved (02/01/1996)  
Bolt on white gas meter and flue.

[P95/S0059/LB](#) - Approved (14/03/1995)  
Removal of internal staircase.

**5.0 POLICY & GUIDANCE**

**5.1 National Planning Policy Framework & National Planning Practice Guidance**

**5.2 South Oxfordshire Core Strategy 2012 policies;**

CS1 - Presumption in favour of sustainable development  
CSEN3 - Historic environment  
CSQ3 - Design  
CSS1 - The Overall Strategy

**5.3 South Oxfordshire Local Plan 2011 policies;**

CON2 - Extensions to listed buildings  
CON3 - Alterations to listed buildings  
CON7 - Proposals in a conservation area  
D1 - Principles of good design  
G2 - Protect district from adverse development  
H13 - Extension to dwelling

**5.4 South Oxfordshire Design Guide 2016**

**5.5 Henley and Harpsden Neighbourhood Plan**

**6.0 PLANNING CONSIDERATIONS**

- 6.1**
- Impact on character and design
  - Impact on listed building
  - Impact on neighbour amenity
  - Other matters

**Impact on character and design**

- 6.2** Policy CSQ3 of the South Oxfordshire Core Strategy (SOCS) allows for new development that is of a high quality and inclusive design that responds positively to and respects the character of the site and its surroundings, enhancing local distinctiveness and ensuring that new development is of a scale, type and density appropriate to the site and its setting. Policies D1 and G2 of the South Oxfordshire Local Plan (SOLP) seek to protect the district from any adverse development and seek to support development that reinforces local distinctiveness and settlement types and their character. Policy H13 of the SOLP has similar aims for extensions and outbuildings. The site lies within the Henley Main conservation area and as such the policy provisions of policy CSEN3 of the SOCS and policy CON7 of the SOLP are engaged, which seek to conserve and enhance the District's historic heritage assets for their historic significance.
- 6.3** The proposed extension to the property is large in footprint but would be single storey only. The development would retain approximately 28 square metres of amenity garden space; which is broadly in accordance with the recommended area set out within the South Oxfordshire Design Guide (SODG) which states 50 square metres for 2 bedroom homes. Despite this it is officer's view that the development would not result in an overdevelopment of the site and instead the one-bedroom flat would be served by amenity space which would not be disproportionate to this area of Henley. Importantly the SODG acts as a guide to new residential development and does not act as a deterrent to extensions to dwellings in this sense.

- 6.4 The extension would be finished with a flat roof and responds to the slight undulation in the topography of the garden area. The extension would be finished in brickwork similar to the main dwelling but would apply GRP roofing due to the flat finish of the roof. This would be grey in colour to respect the appearance of the main dwelling. Whilst the flat roof does not draw from the character or appearance of the property its use here is not considered harmful to the wider character and appearance of the area or to the historic significance or visual historical importance of the Henley Main conservation area. Indeed the use of a flat roof would reduce the physical impact of the development when viewed from neighbouring land. In addition, the proposed extension would not diminish the character or appearance of the property.

#### **Impact on listed building**

- 6.5 The property is a grade II listed building. Accordingly this application should be considered by policy CSEN3 of the SOCS and policies CON2 and CON3 of the SOLP. These policies seek to ensure that extensions and alterations to listed buildings are appropriate to the character of the listed building and sympathetic to the original structure, scale and design of the listed building. Any works that would diminish the special historical or architectural qualities which make it worthy of its inclusion on the statutory list should be resisted. This is in line with the provisions of the NPPF.
- 6.6 In consultation with the conservation officer, the Council has no objection to the development and works to the listed building. Conditions are requested by the conservation officer should listed building consent be granted which seek agreement of external materials by photographic schedule or samples and agreement of any structural intervention required to create new openings.

#### **Impact on neighbour amenity**

- 6.7 Council policies and guidance seek to ensure that all development is sympathetic to neighbours and does not amount to any significant harm to the amenity of neighbours by reason of harming outlook, privacy or access to daylight. Policy H13 of the SOLP supports extensions provided that the amenity of occupants living nearby are not materially harmed.
- 6.8 Officers are satisfied that the proposed development would not result in any adverse harm to the immediate neighbours privacy, outlook or access to daylight or sunlight. The extension is sited away from the boundary and the views possible from the proposed development toward neighbours would not be dissimilar to views that can currently be achieved from the site.

#### **Other matters**

- 6.9 Flood risk - The site lies within Flood Zone 3. In accordance with the standing advice the proposed development would have an internal floor level higher than the existing dwelling.
- 6.10 Community Infrastructure Levy (CIL) - In this case CIL is not liable for the development as it would not result in a net increase of more than 100 square metres of habitable space.
- 7.0 **CONCLUSIONS**
- 7.1 [P17/S3887/HH](#) - Planning permission should be granted as the proposal complies with the relevant Development Plan Policies and, subject to the attached conditions would

not be harmful to the character and appearance of the site and surrounding area or the amenities of those occupants living in neighbouring properties.

- 7.2 [P17/S3888/LB](#) – Listed building consent should be granted. The proposal complies with the relevant Development Plan Policies and, subject to the attached conditions would not be harmful to the special historical or architectural qualities of the listed building.

8.0 **RECOMMENDATIONS**

- 8.1 [P17/S3887/HH](#) – To grant planning permission subject to the following conditions:

1. Commencement of development within three years.
2. Development in accordance with the approved plans.
3. Materials to be as shown on the approved plan.

- 8.2 [P17/S3888/LB](#) – To grant listed building consent subject to the following conditions:

1. Commencement of works within three years.
2. Works in accordance with the approved plans.
3. Agreement of external materials by photographic schedule or samples prior to works commencing.
4. Agreement of structural intervention required to create openings prior to works commencing.

**Author:** Marc Pullen

**Email:** [Planning@southoxon.gov.uk](mailto:Planning@southoxon.gov.uk)

**Tel:** 01235 422600