

APPLICATION NO.	P17/S4092/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	4.1.2018
PARISH	HENLEY-ON-THAMES
WARD MEMBERS	Stefan Gawrysiak Lorraine Hillier Joan Bland
APPLICANT	Ms Philippa Orton
SITE	Land adjoining 65 Valley Road, Henley-on-Thames, Oxon, RG9 1RL
PROPOSAL	Erection of four bedroom dwelling (additional plan received 28 February 2018 showing streetscene).
OFFICER	Edward Church

1.0 **INTRODUCTION**

- 1.1 This application is referred to the Planning Committee as the Officers' recommendation differs with the recommendation made by Henley-on-Thames Town Council. Officers recommend this application for approval.
- 1.2 The application site resides within a residential area in the west of Henley-on-Thames, shown on the OS extract **attached** in Appendix A. The application site is currently the side garden of 65 Valley Road. The topography of the site is pronounced, with the levels falling to the east. The site does not reside within any designated land where planning restrictions apply.

2.0 **PROPOSAL**

- 2.1 This application seeks planning permission for the erection of a 3 storey, 4 bedroom dwelling with access onto Valley Road.
- 2.2 A copy of the application plans is **attached** in Appendix B. All documentation associated with this application can be accessed on our website, www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Henley-on-Thames Town Council** – Object: character, neighbouring amenity and highway safety
Highways Liaison Officer (Oxfordshire County Council) – No objections, subject to conditions
Forestry Officer (South Oxfordshire District Council) - No objections, subject to conditions
Countryside Access - No objections, recommended informative
The Henley Society – Object: character, loss of hedges and trees, highway safety
Waste Management Officer (District Council) - No strong views
SGN Plant Protection Team - No strong views
Representations – 4 letters of support received

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 None relevant.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies:

- CS1 - Presumption in favour of sustainable development
- CSEN1 - Landscape protection
- CSHEN1 - The Strategy for Henley-on-Thames
- CSQ3 - Design
- CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies:

- C9 - Loss of landscape features
- 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
- G2 - Protect district from adverse development
- 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 (JHHNP):

- H4 - Infill and Self-Build Dwellings
- DSQ1 - Design

5.4 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.5 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations when making a determination on this application are:

- Whether the principle of development is acceptable;
- Whether the scale and design of the proposed dwelling would be in keeping with the character of the site and surrounding area;
- Whether the proposed dwelling would have a material impact on neighbouring amenity;
- Whether the proposed dwelling would have an adverse impact on the local highway network;
- Whether the proposed dwelling would have an adverse impact on any nearby protected trees.

6.2 **Principle of Development**

The principle of erecting a dwelling in this location is acceptable as the site resides within the built-up limits of Henley-on-Thames. Policies H4 of the JNNNP, CSHEN1 of the SOCS and H4 of the SOLP permit this type of development, subject to other considerations. In principle, there is no conflict with development plan policies.

6.3 Scale and Design Considerations

The application site does not reside within a designated Conservation Area or Area of Outstanding Natural Beauty. Valley Road is a residential street in the south of Henley-on-Thames with a distinct character. The strong sloping topography of the area combined with the dominance of taller three storey dwellings creates an enclosed feel to the area. The application site is not an important public space, identified for retention in the Neighbourhood Plan, Local Plan or Core Strategy, nor does it provide an important public view. There are no overriding ecological or environmental considerations which act as a constraint to this proposal.

6.4 The proposed dwelling would be sited to the east of 65 Valley Road in what is currently 400 square metres of garden area. The proposed dwelling would have a modest footprint of 75 square metres and benefits from 130 square metres of private amenity space. 65 Valley Road would be left with 100 square metres of private amenity space. These dimensions are in accordance with the recommended minimum standards in section 7 of the SODG. Whilst the rear garden depth, at 9 metres, is 1 metre short of the recommended minimum depth in the SODG, this shortfall is not objectionable in planning terms. The footprint, plot size and garden depth are consistent with the grain of development found along Valley Road.

6.5 The design of the proposed dwelling is in keeping with that of the existing built environment along Valley Road, comprising mainly of tall and narrow dwellings. Whilst the front gable design and position of the fenestration on the principle elevation are not exactly the same as the existing dwellings along Valley Road, the addition of some subtle variety is not visually harmful. As demonstrated on the submitted street elevation plan, the ridge of the proposed dwelling would conform to the descending roof line of the street, following the sloping topography. The slight rotation of the dwelling, relative to neighbouring dwellings, would allow the proposed dwelling to “turn the corner” and reflect the curve of the adjacent highway.

6.6 It is recommended that the external materials of the proposed dwelling are agreed as part of a pre-commencement condition, to ensure that the proposal integrates well into the street scene. It is also recommended that the ridge and slab levels of the proposed dwelling are precisely established prior to commencement, to ensure that the height of the dwelling, relative to the neighbouring dwellings, is appropriate.

6.7 Concerns have been raised over the loss of the hedges on the eastern boundary of the site and how this will have an adverse impact on the character of the area. The hedges present along this boundary are not protected and can be removed without permission. Furthermore, Valley Road has a distinct absence of hedging visible from the highway and the loss of this area of hedging is not considered to be harmful. Some trees to the north of the site are subject to a tree preservation order (TPO) and will be protected during development. This matter is discussed at section 6.13.

6.8 Overall, Officers consider that the proposed dwelling would be in keeping with the character and appearance of Valley Road. Officers judge the proposal to accord with Policies D1, D3, G2 and H4 of the SOLP, Policy CSQ3 of the SOCS, and Policies H4 and DSQ1 of the JHHNP.

6.9 Neighbouring Amenity Considerations

The proposed dwelling would be sited to the east of 65 Valley Road and, due to the sloping topography of the street, would be sited on lower ground. Whilst there are two side facing windows on the eastern elevation of 65 Valley Road which would look towards the proposed dwelling, the relative staggered position of the dwelling in the site would not result in a material loss of light to this elevation or these windows. This

staggered relationship is found throughout Valley Road and is mitigated by the sloping topography of the site. The rear garden of 65 Valley Road has a northern aspect and therefore is in shade for most of the day. The position of the proposed dwelling would not have a material impact on the amount of sunlight reaching the rear garden of 65 Valley Road. There are no side facing windows on the western elevation of the proposed dwelling, and the bathroom window on the eastern elevation of the dwelling is located in excess of 40 metres away from the nearest dwelling at an angle.

6.10 Overall, Officers consider that the neighbouring amenity impacts of the proposed development are not material, in accordance with Policies D4 and H4 of the SOLP, and do not justify refusal of planning permission.

6.11 **Highway Safety Considerations**

Concerns have been raised regarding the proximity of the proposed dwelling to the nearby roundabout and the impact this may have on highway safety. The Highways Liaison Officer has reviewed the proposal and considers that, subject to conditions, the proposal would not have an adverse impact on public safety. Furthermore, the identified number of parking spaces on site is in excess of the minimum standards outlined in appendix 5 of the SOLP.

6.12 Overall, Officers consider that the proposed dwelling would have an adequate number of parking spaces and would not have an adverse impact on highway safety. As such, Officers judge the proposal to be in accordance with Policies T1 and T2 of the SOLP.

6.13 **Protected Tree Considerations**

The application site resides immediately to the south of a group of protected trees. The application is supported by an arboricultural impact assessment, tree constraints plan and a tree protection plan. The council's Forestry Officer has reviewed the proposal and is satisfied that, subject to the implementation of the tree protection measures outlined on the tree protection plan the proposal would not have an adverse impact on the nearby protected trees.

6.14 As such, Officers judge the application proposal to accord with Policy C9 of the SOLP and Policy CSEN1 of the SOCS.

6.15 **Community Infrastructure Levy (CIL)**

This proposal is liable to pay £31,755.27 worth of CIL. The applicant has accepted liability for this amount and is claiming self-build exemption.

7.0 **CONCLUSION**

7.1 The application proposal is in accordance with relevant development plan policies and national planning policy, as it is considered that, subject to conditions, the proposal would be in keeping with the character and appearance of the site and surrounding area, would not harm neighbouring amenity, would not have an adverse impact on highway safety and would not have an adverse impact on any nearby protected trees.

8.0 **RECOMMENDATION**

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

1. **Commencement of development within three years.**
2. **Development to be carried out in accordance with the approved plans.**
3. **Ground and finished floor levels to be agreed prior to commencement of development.**
4. **Schedule of materials to be agreed prior to the commencement of development.**

5. Submission of detailed car parking plan prior to commencement of development.
6. Implement tree protection measures prior to and throughout development.
7. New vehicular access on to Valley Road to be formed to highway authority's specifications.
8. Vision splays to be provided to each side of the access.

Author: Edward Church
Email: Planning@southandvale.gov.uk
Telephone: 01235 422600

This page is intentionally left blank