

APPLICATION NO.	P18/S1527/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	15.5.2018
PARISH	HENLEY-ON-THAMES
WARD MEMBER(S)	Stefan Gawrysiak Lorraine Hillier Joan Bland
APPLICANT	Mr D Beech
SITE	59 Luker Avenue Henley-On-Thames, RG9 2EY
PROPOSAL	Conversion and extension of existing dwelling into four 1-bed flats
OFFICER	Lloyd Jones

1.0 **INTRODUCTION**

- 1.1 This application is referred to the Planning Committee because the officers' recommendation conflicts with the view of the Town Council.
- 1.2 The application site comprises a 1960's two-storey, semi-detached dwelling (which is shown on the OS extract attached as **Appendix A**). The existing dwelling is sited at the junction with Abrahams Road. The property benefits from an existing parking area at the rear. The surrounding properties are of a similar vintage.
- 1.3 The property benefits from an extant planning permission for the conversion of the dwelling to create two flats.

2.0 **PROPOSAL**

- 2.1 Full planning permission is sought for the provision of a two-storey side extension and the conversion of the existing dwelling to create four flats. All units will have one bedroom and have access to a shared amenity space at the rear. Four off-street parking spaces are proposed at the rear, which will be accessed off Abrahams Road. A bin store is proposed at the front.
- 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.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Henley-on-Thames Town Council** - Recommend refusal on the grounds of overdevelopment, the loss of a family home in this area, unneighbourliness and concern about parking.

Highways Liaison Officer (Oxfordshire County Council) - No objection subject to conditions.

The Henley Society (Planning) - Concerned that this proposal would have a potentially serious impact on the residents of the neighbouring property and on the character of the area.

Waste Management Officer - No objection.

Neighbour Object (3)

- Overdevelopment of site;
- Un-neighbourly;
- Danger on local roads;
- Loss of affordable family home;
- Impact on schools;
- Increase in traffic;
- Create parking issues;
- Increase in number of bins on footway during collection day; and
- Not in keeping within character of existing properties.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P17/S1859/FUL](#) - Approved (03/08/2017)

Conversion of existing house to 2 self-contained flats. (Revised Parking Area - As amended by drawings PL03 Rev A, PL06 Rev A, PL08 Rev A and PL10 Rev A)

[P16/S2299/PEM](#) – Pre- application advice 3/08/2016

Conversion of 1 dwelling into 2 self-contained flats i.e. one ground one first floor.

[P63/H0666](#) - Approved (24/10/1963)

Houses flats and a shop.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF) and National Planning Policy Framework Planning Practice Guidance (NPPG)**

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

CS1 - Presumption in favour of sustainable development
CSHEN1 - The Strategy for Henley-on-Thames
CSI1 - Infrastructure provision
CSQ3 - Design

5.3 **South Oxfordshire Local Plan 2011 (SOLP 2011) policies;**

D1 - Principles of good design
D2 - Safe and secure parking for vehicles and cycles
D3 - Outdoor amenity area
D4 - Reasonable level of privacy for occupiers
D6 - Community safety
D7 - Access for all
G2 - Protect district from adverse development
G3 - Development well served by facilities and transport
H11 - Sub-division of dwellings in built up area
T1 - Safe, convenient and adequate highway network for all users
T2 - Unloading, turning and parking for all highway users

5.4 Joint Henley and Harpsden Neighbourhood Plan policies;

HEN 1 – Overall strategy
HO4 – Mix of housing
TO1 – Promote use of sustainable transport
TO3 – Minimise Congestion and air quality
EO5 – Character
T1 – Transport Network
DSQ1 – Local character

5.5 South Oxfordshire Design Guide 2016 (SODG 2016)

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations in this case include:

- the principle of the sub-division of the property;
- the impact on the amenity of neighbouring properties;
- the level of amenity for future occupants;
- the impact on character and appearance of the area; and
- the parking and access arrangements.

Principle of Development

6.2 The site lies within the built-up limits of Henley on Thames, which is identified as a town in the Core Strategy. Policy CSS1 seeks to support the role of Henley through providing housing. Policy H11 of the SOLP relates specifically to the subdivision of existing dwellings to multiple occupation within the built-up limit of settlements, subject to a number of criteria which are explored below.

6.3 Policy H11 permits the sub-division of dwellings and conversions to multiple occupation within the built-up area of settlements provided that the development:

- (i) would not harm the amenity of the occupants of nearby properties;
- (ii) is appropriate in terms of the size of the property and the proposed internal layout, access, private amenity space and car parking provision;
- (iii) would not adversely affect the character of the building or the surrounding residential area; and
- (iv) would not result in environmental or highway objections.

6.4 I am of the view that the principle of the conversion and extension of the dwelling to create four flats is acceptable in this location, subject to other material considerations that I will address below.

Neighbour Amenity

6.5 The Council's policies and guidance seek to ensure that new dwellings are considerate to neighbours by way of ensuring that the development does not intrude upon a neighbour's privacy, does not overshadow, obstruct daylight or have an oppressive or overbearing impact, which would be harmful to the amenity of occupiers living in neighbouring properties.

The two-storey side extension will be set back 0.7m off the front elevation of the dwelling and will have a footprint of 3.82m by 6.41m. It will have a maximum height of 7.0m. The side elevation of No.1 Abrahams Road, which is positioned at a higher level will be sited 16.0m off the rear elevation. The flank end of the extension will be positioned 17.1m off the front elevation of No.2. Abrahams Road. In respect of No.86 Luker Avenue, the side extension will be located 22.7m off the front elevation of this property. Given the position of the two-storey side extension and the separation distances maintained with neighbouring properties, I believe that the proposal would not result in any material harm to the living conditions of the occupants of neighbouring properties through any loss of direct sunlight, overbearing impact or loss of privacy.

Amenity for Future Occupants

- 6.6 The proposal would result in the provision of 4 one bedroom units. The internal accommodation proposed is of an appropriate size and habitable rooms would be provided with a sufficient level of light and outlook. All flats would have access to an area of shared amenity space equating to 120sqm. In addition, provision is made for the storage of bikes and bins. I therefore consider that the proposal would provide an acceptable level of amenity for future occupants.

Character and Appearance

- 6.7 The National Planning Policy Framework (NPPF) confirms a requirement for good design. Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The National Planning Practice Guidance (NPPG) elaborates on the NPPF, stating that new development should look to respond appropriately to the existing layout of buildings, streets and spaces. There may be an existing prevailing layout that development should respond to and potentially improve.
- 6.8 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 H4, criteria (i) (ii) and (iii), of the SOLP requires development to be of a design, height, scale and appearance that responds with its surroundings; to be in keeping with the character of the area and not result in an important open space being lost.
- 6.9 The proposal would result in the provision of a porch and a two-storey side extension. Due to the two-storey side extension being set back 0.7m off the front elevation and the ridge height being 0.35m lower than that extending over the existing property, I consider that it will appear as a subordinate addition. Further to this, the extension will be sited 1.2m off the boundary with Abrahams Road, which will retain a degree of openness at the junction with Luker Avenue. The fenestration of the extension will complement that of the existing property, and the use of matching materials will ensure that the extension is in keeping. I therefore consider that the proposal will not materially harm the character and appearance of the existing property or the surrounding street scene.

Access and Parking

- 6.10 In consultation with the local highways authority the council raises no objection to the proposed development on highway grounds. The proposal is unlikely to result in any significant adverse impact upon the highway network. The proposed development accommodates sufficient space for the parking of vehicles and adequate visibility to safeguard pedestrian safety. Conditions are recommended to ensure parking and visibility splays are retained and that the new access and parking area are formed and laid out in accordance with highway standards.

Community Infrastructure Levy

- 6.11 The proposed development is not liable to pay CIL as the net increase in residential floor space does not exceed 100m².

7.0 CONCLUSION

- 7.1 The proposal complies with the relevant Development Plan policies and, subject to the attached conditions, the proposed development would be acceptable in terms of its relationship to the character of the existing building and the wider area. The proposal is also acceptable in terms of the level of amenity for future occupants, and the impact on the amenity of neighbouring property. The parking and access arrangement are also acceptable.

8.0 RECOMMENDATION

- 8.2 To grant planning permission subject to the following conditions:

- 1. Commencement three years – full planning permission.**
- 2. Approved plans.**
- 3. Matching materials (walls and roof).**
- 4. Existing vehicular access.**
- 5. Vision splay details.**
- 6. Parking and manoeuvring areas retained.**
- 7. Refuse and recycling storage (details required).**

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