**APPLICATION NO.**  P18/S3710/FUL  
**APPLICATION TYPE**  FULL APPLICATION  
**REGISTERED**  9.11.2018  
**PARISH**  SHIPLAKE  
**WARD MEMBERS**  Will Hall & Paul Harrison  
**APPLICANT**  Mr Julian Glasspole  
**SITE**  Willows Reach, Mill Lane, Shiplake, RG9 3LY  
**PROPOSAL**  Variation of condition 2 - approved plans on application ref P18/S1092/FUL.

Variation of condition 2 (approved plans) of planning permission P17/S2985/FUL (Demolition of existing dwelling and erection of replacement dwelling) to increase overall building height, infill extension to the north side of the ground floor and to the south side of the first floor, infilling the existing structure to the side of the requested visual screen.

**OFFICER**  Marc Pullen

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee because the officer’s recommendation conflicts with the view of the Parish Council (see paragraph 3.1 of report).

1.2 The site (which is shown on the OS extracts attached as Appendix A) lies on the edge of Lower Shiplake. The site contains a detached single storey dwelling which lies within a flood zone 3 area.

2.0 **PROPOSAL**

2.1 This application seeks planning permission to vary condition 2 of planning application P17/S2985/FUL. This condition states:

2.2 That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 2015-001 0001, 2015-001 0002, 2015-001 0010, 2015-001 0020, 2015-001 0005, 2015-001-0100 Rev A and 2015-001 0101, except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

2.3 This application seeks to vary the approved dwelling further to the changes approved by application P18/S1092/FUL.

2.4 The changes now proposed to the originally approved scheme seek to introduce additional accommodation at first floor and ground floor level. The ground floor accommodation would fill in a vacant area below the approved first floor overhang, providing a gym and plant room. At first floor, the approved kitchen and dining area is proposed to be extended outward, partly across the approved terraced area. For frame of reference the additions are shown below (shaded).
2.5 As a result, there would be external alterations to the dwelling which result in additional block render walls, which conveys where the enlargements to the dwelling are proposed. The height of the property is being increased by 900mm from the original approved scheme. The height of the property has already been approved to be increased by 500mm under application P18/S1092/FUL.

2.6 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 Shiplake Parish Council – Object

- ‘This property has been subject of what we would view as incremental development through a series of applications. The size of the dwelling has grown substantially since the original approved application in 2015. This latest application would increase the size and bulk unacceptably. The proposed windows would overlook the neighbour and would be overbearing. If all the applications had been presented together there would have been objections sooner.’

Neighbour - No responses

4.0 RELEVANT PLANNING HISTORY
4.1 P18/S1947/DIS - Approved (01/08/2018)
Discharge of conditions 3 - Schedule of Materials and 6 - Tree Protection to application P18/S1092/FUL. Demolition of existing dwelling and erection of replacement dwelling (amendment to planning permission P15/S3912/FUL).

Variation of condition 2 (approved plans) of planning permission P17/S2985/FUL (Demolition of existing dwelling and erection of replacement dwelling) to increase overall building height and add a window to the front and side elevations.

P18/S1837/HH - Approved (26/07/2018)
Demolition of existing mono-pitched gymnasium, erection of replacement flat roof gymnasium to match the architectural style of the main house and garage building. Replacement front boundary treatment from close boarded timber fence to rendered blockwork with new vehicular gates.
P18/S1246/HH - Approved (06/07/2018)
Addition of balcony to west elevation. Amendment to glazing to west elevation. Omission of window and door to south elevation. Relocation of staircase from north to south elevation. Addition of window to east elevation.

P18/S1092/FUL - Approved (23/05/2018)
Variation of condition 2 (approved plans) of planning permission P17/S2985/FUL (Demolition of existing dwelling and erection of replacement dwelling) to increase overall building height and add a window to the front and side elevations.

P17/S2985/FUL - Approved (02/02/2018)
Demolition of existing dwelling and erection of replacement dwelling (amendment to planning permission P15/S3912/FUL).

P17/S1728/HH - Approved (04/07/2017)
Amendment to existing planning permission for the proposed first floor living accommodation to existing garage.

P16/S3494/HH - Approved (13/12/2016)
Proposed first floor living accommodation to existing garage.

P15/S3912/FUL - Approved (15/02/2016)
Demolition of existing dwelling. Erection of new dwelling.

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
CSB1 - Conservation and improvement of biodiversity
CSEN1 - Landscape protection
CSS1 - The Overall Strategy

5.3 South Oxfordshire Local Plan 2011 policies;
C3 - Special character of the River Thames
C8 - Adverse affect on protected species
C9 - Loss of landscape features
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
D10 - Waste Management
G2 - Protect district from adverse development
G4 - Protection of Countryside
H12 - Replacement dwelling

5.4 South Oxfordshire Design Guide 2016

6.0 PLANNING CONSIDERATIONS
6.1 The implications of the proposed changes on:
   (i) Character and appearance of the property and surrounding area
   (ii) Neighbour amenity
   (iii) Site constraints
(iv) Other matters

(i) Impact on character and appearance of property and surrounding area

6.2 The proposed changes to the approved dwelling consist of the addition of both ground floor and first floor accommodation. The additional floor space would amount to approximately 72 sq/metres of liveable space. In officer’s view the proposed additions, including external alterations, are acceptable as they do not adversely or materially change the essential character and appearance of the property as previously approved.

6.3 Whilst it is the view of the Parish Council that the incremental increase in the size and bulk is unacceptable, Officers disagree. The additional accommodation keeps within the same ‘envelope’ of the previously approved dwelling and the resultant changes do not result in any material harm to the character and appearance of the site and the surrounding area.

(ii) Impact on neighbour amenity

6.4 The resultant changes do not alter the impact upon the neighbour at River House. The 1.7 metre solid visual screen remains, albeit at a shorter length along the boundary as a result of the additional first floor accommodation. The windows at first floor level, facing this neighbour, will all remain at least above 1.7 metres internal floor height and this will be secured via condition. No built-form will further extend toward this neighbour, so officers do not consider there would be any overbearing harm as a result of these changes.

(iii) Site constraints

6.5 The proposed changes to the scheme are not anticipated to result in any impacts upon nearby trees or ecology. The height of the property is considered to be acceptable. Therefore, the impact on the crown of the nearby Oak is not considered harmful, beyond what has previously been agreed.

(iv) Other matters

6.6 Flooding - The finished floor levels of the property would be as previously approved. The previous schemes did not consider the development to result in any increased flood risk or flood water dispersal.

6.7 CIL - The Council’s Community Infrastructure Levy (CIL) charging schedule has been adopted and will apply to relevant proposals. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area and is primarily calculated on the increase in footprint created as a result of the development or net gain of residential use on site. Whilst the development has commenced, self-build exemption was previously claimed. As such, even though the additional floor space would be CIL liable, the proposed increase in floor space would be covered by the original exemption. A revised liability will be issued to cover the net floor space of the dwelling.

7.0 CONCLUSION

7.1 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, the amenities of those occupants living in neighbouring properties, those trees on site or protected species and would not have a negative impact upon the flood zone.
8.0 RECOMMENDATION

8.1 To grant Planning Permission subject to the following conditions.

1: Development to be implemented in accordance with approved plans
2: Materials to be those as previously agreed by application ref. P18/S1947/DIS
3: Solid visual screen to be retained at 1.7 metres high
4: Prevention of overlooking; west facing first floor windows to be positioned at least 1.7 metres from internal floor height
5: Tree Protection details to be implemented in accordance with details agreed by application ref. P18/S1947/DIS
6: Development to be carried out in accordance with FRA part 1
7: Development to be carried out accordance with FRA part 2
8: Withdrawal of permitted development rights for extensions, alterations and outbuildings (Classes A, B, C and E)

Informative – Construction plant, materials etc. not to block public right of way
Informative - Ecology licence(s) needed if protected species is affected by development

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