

APPLICATION NO.	P18/S2989/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	5.9.2018
PARISH	HENLEY-ON-THAMES
WARD MEMBERS	Stefan Gawrysiak, Lorraine Hillier & Joan Bland
APPLICANT	Mr Paul Carey
SITE	85 Reading Road Henley-on-Thames, RG9 1AX
PROPOSAL	Single storey extension to front entrance, side extension to first floor and roof space including gable end, dormer to rear and amended roof to existing rear extension from pitched to flat roof to allow for proposed dormer and terrace to roof space. Internal changes to suit proposed layout. (As amended by plan received 2018_11_21 to reduce the size of first floor extension, reduce the size of the rear dormer, reduce size of the ground floor front extension and to remove second floor balcony to the rear)
OFFICER	Marc Pullen

1.0 **INTRODUCTION**

The application is referred to Planning Committee at the request of Councillor Stefan Gawrysiak.

- 1.1 The application site (which is shown on the OS extract **attached** as Appendix A) contains a semi-detached two-storey dwellinghouse. The site lies within the built-up limits of Henley-on-Thames and lies outside of the Henley Reading Road conservation area.

2.0 **PROPOSAL**

- 2.1 This application seeks planning permission for extensions and alterations to the dwellinghouse.

- 2.2 The extensions include an enlargement of the existing first floor to the side by 1.8 metres, a ground floor extension to the front of 0.8 metres and conversion of the garage, the addition of a 7.4 metre wide dormer to the rear, and a reduction in height of the existing two-storey extension to the rear of the property by 1.6 metres.

- 2.3 The dwelling would be finished in both black and white render; with black timber cladding for the roof dormer and clay tiles where the first-floor extension is proposed. The windows would be changed from timber painted white and white uPVC to aluminium framed windows, grey in finish.

- 2.4 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 – Object**

- Design/scale would overwhelm the prominence of the original property
- The large dormer at the back is too large and will create a loss of privacy for neighbours

- Proposed gable end is not in keeping with the hip ends on the other houses in the distinctive row meaning the proposed roofline extension will alter the character of the row of houses.

Neighbour - Object (1)

- Proposal is too extensive to be in keeping with the original property
- Dormer extension will result in loss of privacy for properties to the rear
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The Henley Society (Planning) - Object

- Proposal would be an over-development
- Any changes to the frontage should retain the integrity of the group of houses of which this is part
- Huge dormer is intrusive and unsightly and would have adverse impact on neighbours
- The use of black render on the front elevation is also inappropriate in this location

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P16/S1680/LDP](#) - Approved (18/07/2016)
Conversion of garage into a bedroom.

[P14/S0680/HH](#) - Approved (02/05/2014)

Rear part single storey part 2 storey extension and loft conversion to include side and rear dormers

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework & National Planning Practice Guidance

5.2 South Oxfordshire Core Strategy (SOCS), 2012 policies;

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

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

CON7 - Development in Conservation Areas
D1 - Principles of good design
G2 - Protect district from adverse development
H13 - Extension to dwelling
T2 - Unloading, turning and parking for all highway users

5.4 Joint Henley and Harspden Neighbourhood Plan (HHNP), 2016 policies;

DQS1 – Local character

5.5 South Oxfordshire Design Guide

6.0 PLANNING CONSIDERATIONS

- 6.1
- Impact on both the character and appearance of the property and the surrounding area
 - Impact on neighbour amenity
 - Impact on the provision of parking and private amenity
 - Other matters

Impact on character and appearance

- 6.2 The property is a two-storey, semi-detached dwelling with a half-hipped roof form. To the rear is a part two-storey and part single storey extension, granted planning permission in 2014 ([P14/S0680/HH](#)).
- 6.3 This application seeks planning permission to alter the existing two-storey rear extension by removing its roof; thereby introducing a section of flat-roof, enlarging the roof space to the side of the property from a half-hipped roof to a full gabled roof and introducing a box dormer to the rear of the property which would encompass the full aspect of the rear roof slope. To the front, a single storey extension at ground floor level is proposed.
- 6.4 Officers accept that the proposed enlargement of the existing roof, from a half-hipped roof to a full gabled roof would, in part, disrupt the roof form of these properties along Reading Road. However, the introduction of a gabled roof would accord with built form observed within the immediate area, including those which lie within the Henley Reading Road conservation area. Importantly, the introduction of a gabled roof form would accord with 89 Reading Road which is two properties away. It is also relevant that the property benefits from permitted development rights to change the hipped roof to a full gable under Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
- 6.5 The forward projecting ‘mock-Tudor’ hipped gable, forms the main focal point of this property and the other properties along Reading Road. This would not be lost as a result of this development and its contribution to local character would remain largely unaltered. It is officer’s view that the contribution that this property makes to the collection of dwellings would not be significantly diminished as a result of this development and the prevailing appearance of these dwellings would remain legible within the street scene. In officer’s view, the proposed roof enlargement would not adversely harm the character and appearance of the property or the immediate surrounding area.
- 6.6 The proposed box dormer to the rear of the property extends across the roof by 7.4 metres. The dormer would appear large in appearance but views of it would be minimal from the public realm. Its scale and appearance does not detract from the form and appearance of the dwelling and despite its length would contribute to a modest addition to the overall volume of the property. The reduction in height of the existing two-storey extension to the rear of the dwelling would retain a small aspect of hipped roof form, which minimises the perceived visual impact from possible views from the street scene. In officer’s view, the dormer addition and the alteration to the roof form of the existing two-storey rear extension would not adversely harm the character of the property and would not have any discernible impact upon the character and appearance of the surrounding area.
- 6.7 In officer’s view, the use of white and black render to the exterior of the property would not be harmful to the appearance of the property and instead would complement the colours of the ‘mock-Tudor’ frontage and look to preserve its contribution to the immediate area.
- 6.8 Officers are satisfied that the proposed alterations and extensions to the dwelling would adequately complement the appearance of the existing dwelling. The extensions and alterations to the dwelling are not considered to adversely harm the character of the property or its value within the area and instead would look to retain the key features of the property which contribute to the collection of dwellings along this part of Reading

Road. As such, the proposed development would comply with the aims of Policy DQS1 of the HHNP, Policy CSQ3 of the SOCS and Policies H13, D1, G2 and CON7 of the SOLP.

Impact on neighbour amenity

- 6.9 The proposed development would introduce additional built form along the boundary to 83 Reading Road and a box dormer to the rear of the property. The first-floor additions to the north, along the boundary to no.83, would allow for sufficient space between the neighbour's side facing windows and the extension. In officer's view the proposed impact upon these neighbour windows is not significant as these windows would continue to benefit from natural daylight and the access to sunlight would not be adversely compromised.
- 6.10 The proposed box dormer would allow views across the rear of the property. The property currently benefits from first floor windows to the rear which oversee neighbours. Officers are mindful that a dormer window could be implemented to the rear of the existing property without the need for planning permission, albeit at a smaller scale. This provides for a considerable fall-back position, which would allow for the addition of new windows at second-floor height without the need to obtain planning permission. As such, officers do not consider that the additional windows proposed at second-floor level can be considered unduly harmful to the amenity of neighbours.
- 6.11 A condition is attached which requires the proposed new side facing windows at first floor level to be obscure glazed in order to safeguard the amenity of no. 83 Reading Road.

Impact on parking provision

- 6.12 Despite the small extension to the front of the property, the proposed development would not diminish the existing area of off-street parking to render it unusable. As such, officers do not consider the development would result in issues for parking. The loss of the garage can be achieved without the need for planning permission.

Other matters

- 6.13 The council's Community Infrastructure Levy (CIL) charging schedule has recently been adopted and will apply to relevant proposals from 1 April 2016. The council's 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 by the development or net gain of residential use on site. This development would not be liable to pay CIL since the net internal floor space does not exceed 100 square metres.

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 and would not adversely impact neighbour amenity.

8.0 RECOMMENDATION

- 8.1 **To grant Planning Permission subject to the following conditions:**

1 : Commence development within three years of this permission.

- 2 : Development to be built in accordance with approved plans.**
- 3 : External materials to be in accordance with those identified on plan.**
- 4 : New first floor, side, facing windows to be obscure glazed and fixed shut with the exception of a top hung openable fanlight no lower than internal floor height of 1.7 metres.**

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