

<b>APPLICATION NO.</b>	<a href="#">P19/S0306/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	4.2.2019
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBERS</b>	Stefan Gawrysiak Lorraine Hillier Joan Bland
<b>APPLICANT</b>	Mr Martin Coward
<b>SITE PROPOSAL</b>	14 St Marys Close Henley-On-Thames, RG9 1RD Demolition of existing rear extension and the erection of a single storey side and rear extension. (As per amended plans received 13 March 2019)
<b>OFFICER</b>	Tim Dunkley

1.0 **INTRODUCTION**

- 1.1 This application is referred to Planning Committee at the request of Councillor Lorraine Hillier.
- 1.2 The application site (which is shown on the OS extract **attached** at Appendix A) is a semi-detached bungalow, located on a corner plot, at the end of a cul de sac of similar aged properties that are a mixture of semi-detached bungalows, dormer bungalows and traditional two storey homes. The main access to the site is to the front, off St Mary's Close, but the rear garden backs onto Elizabeth Close where pedestrian access is available.
- 1.3 Being on a corner plot at the end of the cul de sac, the application site is not prominent in the street scene. The application site has a large garden at the side and rear of the property bound with a mixture of mature hedgerows and close boarded fencing. There is an existing pitched roofed rear extension and a shed in the garden to the side of the house.
- 1.4 These homes tend to have garages, detached, linked or incorporated, and the application site has a detached garage to the front, which separates the site from the immediate neighbour at No.16.
- 1.5 Parking is available for 2 cars parked in tandem on the front drive which has a usable parking space of approximately 12m in length. The garage provides an additional space.

2.0 **PROPOSAL**

- 2.1 The proposed development is for the demolition of the existing rear extension and the erection of a single storey side and rear extension, as shown on the amended plans received 13 March 2019.
- 2.2 The side extension would be approximately 7m wide and would have a pitched roof. The front elevation would be set back from the existing elevation reducing the visibility of the extension from the street scene. The front door would be relocated from the side to the centre of the dwelling where the extension and existing dwelling meet. The proposed extension would be approximately 1.6m at its closest point from the adjoining boundary with No. 16's rear/side garden.

- 2.3 The extension would also extend back by approximately 5m to the rear with a flat roofed section with four rooflights. The proposed rear extension originally included a further extension which was proposed to be built on the neighbouring boundary with No. 12. However, this part has been removed and the plans amended. There is a gap of approximately 3.6m from the proposed side elevation of the rear extension and the boundary with No. 12.
- 2.4 The site would retain the existing parking provision which is two tandem spaces to the front and the garage. Access would be available to the rear via the side of the garage and the front and side of the proposed extension.
- 2.5 The proposed development does include a rooflight in the front roof plane, which would light the front bedroom, but it does not include a loft conversion. A copy of the proposed plans is **attached** as Appendix B.

### 3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Henley-on-Thames Town Council – Recommend refusal due to concern over loss of light.

The Henley Society (Planning) - The Henley Society considers that this proposal for a large extension, incorporating a loft conversion, would be an over-development of the site and damage the character of the Close.

Neighbours – One letter of objection received raising concerns that the size of the proposed extension and loft conversion is unneighbourly and out of character with the other bungalows within the close.

### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P59/H0410](#) - Approved (01/06/1959)  
Construction and layout of 140 houses together with roads, paths, sewers and altered access.

### 5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Core Strategy (SOCS) policies  
CS1 - Presumption in favour of sustainable development  
CSQ3 - Design
- 5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies  
D1 - Principles of good design  
G2 - Protect district from adverse development  
H13 - Extension to dwelling
- 5.3 Henley and Harpsden Neighbourhood Plan (HHNP) policies  
DQS1 – Local character
- 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 planning considerations are:

- Whether the proposal is in keeping with the character of the dwelling, site and its surroundings,
- The impact of the proposal on neighbouring amenity,
- Amenity space,
- Parking provision.

Site and Surroundings

6.2 Policy H13 requires the scale and design of the proposed extension to be in keeping with the character of the dwelling, the site and the appearance of the surrounding area, amongst other things, and there is also a requirement in the South Oxfordshire Design Guide that extensions should be subordinate to the principle dwelling.

6.3 The scale of the proposed extension is not subordinate with regard to the footprint, but the proposed would be set back from the existing front elevation, set down from the ridge of the existing roof and set in from the neighbour's boundary at the rear, which would be subordinate to the existing dwelling. Furthermore, the unusual corner position of the application dwelling ensures that the extension would not be prominent or harmful within the street scene. Therefore, with regards to the visual scale and design of the development in relation to the existing dwelling, the site and the appearance of the surrounding area, the proposed extension is considered to be in keeping and is considered acceptable.

Neighbouring amenity

6.4 The rear extension was originally proposed to run along the adjoining boundary with No. 12 St Mary's Close. This could have harmed neighbouring amenity through loss of light and did raise ownership and maintenance issues. This aspect of the development has been removed, as set out in the amended plans. The proposed rear extension would be 3.6m from the neighbouring boundary which is considered to be far enough from the rear window of No. 12 to avoid material harm to amenity.

6.5 The proposed side extension would be approximately 1.6m at its closest point to the neighbour's garden at No.16. However, there is a mature hedgerow along the boundary and as a single storey structure, adjacent to the garden, the proposed is very unlikely to cause material harm to the amenity of the occupiers at No.16.

Amenity space

6.6 The dwelling has a large amenity area at the side and rear. The development would result in the loss of the amenity space to the side and some of the space to the rear. However, there would still be a good sized amenity area which would be approximately 23m in length by 10-16m width.

Parking provision

6.7 The existing parking arrangement provides parking for two tandem spaces at the front, which is considered acceptable and safe in this end of cul de sac location and the garage could add capacity when necessary. This current provision is considered adequate and satisfactory for a 3 bed home.

6.8 The proposed development would not be liable for the Community Infrastructure Levy as the floor space proposed is under 100 square metres.

7.0 **CONCLUSION**

7.1 The proposed single storey extension is considered to be in keeping with the character and appearance of the existing dwelling, the site, and the surrounding area, would not cause material harm to neighbouring amenity, and would provide adequate and satisfactory parking and amenity areas, which is in accordance with policies D1, G2 and H13 of the South Oxfordshire Local Plan 2011, policies CS1 and CSQ3 of the South Oxfordshire Core Strategy 2012 and policies of the National Planning Policy Framework.

8.0 **RECOMMENDATION**

8.1 **Grant Planning Permission subject to the following conditions:**

- 1 : Commencement of development within 3 years**
- 2 : Development to be in accordance with the approved plans**
- 3 : Matching materials to be used**

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