

APPLICATION NO.	P18/S4320/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	9.1.2019
PARISH	HENLEY-ON-THAMES
WARD MEMBER(S)	Stefan Gawrysiak Lorraine Hillier Joan Bland
APPLICANT	Mr Groom
SITE PROPOSAL	170 Greys Road Henley-On-Thames, RG9 1QR Proposed new dwelling (as amended by revised plans received 22nd February 2019, reducing the depth of the proposed front gable, reducing the number of bedrooms and amending the parking areas)
OFFICER	Simon Kitson

1.0 **INTRODUCTION**

1.1 This application is referred to the planning committee as the officer's recommendation of approval conflicts with the views of Henley Town Council.

1.2 The application site (shown on the map **attached** at Appendix A) is an existing plot of residential land to the east of no. 170 Greys Road, located towards the western end of Henley. The site falls wholly within the built-up confines of the settlement and the surrounding land uses are all residential, with the nearest shops located approximately 260m to the north-east. The site does not fall within a designated area, such as a Conservation Area or Area of Outstanding Natural Beauty. None of the trees within or adjacent to the site are covered by a Tree Preservation Order (TPO).

1.3 In 2016, full planning permission was granted for the erection of two new houses within the site (P16/S1039/FUL) with the intention for them to be constructed as a single operation. This was followed by consent for amendments to the design (P17/S2208/FUL). Most recently, permission was granted for a variation of the approved scheme in order to allow for the two dwellings to be constructed independently of each other and for the landscaping and other associated operations to be phased (P18/S3753/FUL). Henley Town Council raised no formal objections to any of these schemes.

Plans showing the previously approved design are **attached** at Appendix B.

2.0 **PROPOSAL**

2.1 As detailed in the application submission, permission is now sought for a new 4-bed dwelling to replace one of the previously approved houses. The proposal would incorporate off street parking, private amenity space and revised access arrangements.

2.2 The current proposed site plans, elevations and floor plans are **attached** as Appendix C. All associated documents and consultation responses can be viewed on the council's website: www.southoxon.gov.uk

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Henley Town Council (HTC) – Objection

- 05.02.19 Recommend refusal in line with the [withdrawn] Highways objections on the new access, refuse storage hasn't been specified and over intensive building on a small plot.
- 19.03.19 Recommend refusal. Changes are deemed to be minor. It is an overbearing size house for the size of plot.

The Henley Society – Objection

- The house, as proposed in the amended version of the application, is still too large for the site.

Highways Liaison Officer (Oxfordshire County Council) –

- Initial holding objection in relation to practicalities of parking arrangement, lack of visibility splays and refuse storage provision
- Following the previous comments, the amended plans have addressed the issues raised - no objection subject to conditions.

Forestry Officer - No objection to the proposed development subject to the general tree protection condition and a landscaping condition being attached.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P18/S3753/FUL](#) - Approved (11/02/2019)

Variation of conditions 2- approved plans, 3- boundary walls and fences, 4- turning area and car parking, 5- landscaping scheme, 6-withdrawal of P.D and 7- schedule of materials on application ref P17/S2208/FUL, in order to allow for the two dwellings to be constructed independently of each other.

[P17/S2208/FUL](#) - Approved (24/08/2017)

Revised application for proposed two new houses on land East of 170 Greys Road, forming a joint application between Mr and Mrs Crockett at 170 and Mr and Mrs Clark 172 Greys Road related to P16/S1039/FUL

[P16/S1039/FUL](#) - Approved (09/08/2016)

Proposed two new houses on land East of 170 Greys Road (as amended by revised plans received 29 June 2016, amending position of dwelling, footprint and ridge heights) related to P17/S2208/FUL

5.0 **POLICY & GUIDANCE**

5.1 The Joint Henley and Harpsden Neighbourhood Plan (JHHNP) policies;

Housing Strategy

Primary Housing Objectives H04

Policy H4 - Infill and self-build dwellings

Policy DSQ1 – Local Character

Policy T1 – Impact of development upon the transport network

5.2 South Oxfordshire Core Strategy (SOCS) Policies;

CS1 - Presumption in favour of sustainable development
CSEN1 - Landscape protection
CSH2 - Housing density
CSQ3 - Design
CSHEN1 - Strategy for Henley

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

H4 - Housing sites in towns and larger villages outside Green Belt
C9 - Loss of landscape features
T1 - Safe, convenient and adequate highway network for all users
T2 - Unloading, turning and parking for all highway users
D4 - Privacy
D1 - Principles of good design
D2 - Vehicle and bicycle parking
D3 - Plot coverage and parking areas
D10 - Waste management
G2 - Protect district from adverse development

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 in relation to this application are:

1. The principle of the development
2. The impact on the character and appearance of the site and surrounding area
3. The impact on the amenity of neighbouring occupiers
4. Highway considerations

Principle of development

- 6.2 There is an extant permission for a 4-bed dwelling within the site, expiring in August 2019. There have been no material changes to the Development Plan since the previous approval and the principle of housing in this location remains acceptable, in accordance with SOCS Policy CSHEN1 and JHHNP Policy H4.

Scale and design

- 6.3 The proposed dwelling would be sited mostly within the footprint of the previously approved dwelling. It would be approximately 1m wider at first floor level, with additional ground floor projections, but there would also be a significant reduction in the first floor depth. The amount of private amenity space would be around 200 sq. metres, significantly greater than the 100 sq. metres recommended under Section 7 of the SODG, and the level of plot coverage would be well below 40%. Officers are satisfied that the amount of built development is not excessive, and the scheme would continue to respond appropriately to the surrounding grain of housing, in accordance with SOLP Policy D3.

- 6.4 With regard to the appearance of the dwelling within the street scene, the proposed building would have a very similar height to the previous approval and it has been amended in order to significantly reduce the depth of the proposed projecting front gable. The full extent of the additional ground floor side/ rear accommodation would not be readily apparent in views from outside the confines of the application site and it would be visually subservient to the main body of the house. Had the side and rear projections been omitted at this stage and planning permission sought at a later date under the householder application process, it is unlikely that permission would be refused.
- 6.5 Irrespective of the greater width at first floor level, there would be a generous 10-13m setback from the highway. Viewing this scheme in the context of the substantial building forms along this stretch of Greys Road, many of which are significantly and noticeably larger than what is now proposed, officers consider that the bulk and massing of the amended dwelling would not result in a visually incongruous or cramped form of development.
- 6.6 It is noted that the current design would take some cues from the form and detailing at a number of dwellings within the locality. Whilst the dwelling would sit alongside a neighbouring property with a more contemporary form and finish, officers note the general architectural variety and bespoke nature of the surrounding built form which characterises this part of Henley. The scheme in its current form would add visual interest to the street scene rather than causing material harm to its overall character and appearance. Officers consider that the scheme complies with the design objectives of the Development Plan, as articulated under JHHNP Policy DSQ1, SOCS Policy CSQ3 and SOLP Policy D1.

Landscape Features

- 6.7 The proposal is not accompanied by detailed landscaping measures, though the submitted site plan does provide a fair indication over the extent of hardstanding and garden area. Having re-visited the site recently, a significant amount of vegetation and non-protected trees have been cleared from the site, impacting upon its previous verdant character. Officers consider that additional landscaping detail is reasonably required in this instance, in order to secure replacement planting along the rear site boundary. The agent is content for this detail to be secured by condition.

Neighbouring amenity

- 6.8 It is noted that no neighbour objections to the scheme were received and Henley Town Council's outstanding issues relate to the level of development from a visual perspective.
- 6.9 Having regard to the scale of the proposal, the orientation of the dwellings, the existing boundary treatments and the distances to the nearest dwellings, officers are satisfied that there would not be a material loss of daylight or sunlight to any of the neighbouring properties. Furthermore, the privacy impact would be no greater than the previous extant approval, subject to the use of obscure glazing to the first floor side and projecting rear bathroom windows.
- 6.10 The relationship with Greenacres to the rear was considered in detail under the original application and deemed by the council to be acceptable. Furthermore, the relationship would improve significantly should the recently-approved contemporary replacement (P18/S4134/FUL) be constructed. That approval would move the dwelling within that property significantly further from the shared boundary with the application site.

Highway safety

- 6.11 As with the previously approved scheme, the application would incorporate adequate parking and turning provision for both the existing dwelling at no. 170 and for the new property, in accordance with the adopted standards set out under Appendix 5 to the SOLP. Refuse storage is now incorporated into the layout and the Local Highways Authority raise no objection.

Community Infrastructure Levy (CIL)

The current proposal is CIL liable.

7.0 CONCLUSION

- 7.1 The proposal is in accordance with the relevant Development Plan policies and national planning policy. The proposed development would not cause material harm to the character and appearance of the site, the street scene or the local highway network. The proposal is also considered acceptable in terms of its impact upon the amenities of neighbouring occupiers, subject to the attached conditions.

8.0 RECOMMENDATION

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

1 : Commencement with 3 years - Full Planning Permission

2 : Development to be implemented in accordance with the approved plans, unless varied by other conditions of consent.

3 : A schedule of all external materials shall be submitted to the Local Planning authority for approval prior to commencement of the scheme.

4 : Details of landscaping measures (including hard surfacing and boundary treatment) shall be submitted and agreed by the Local Planning authority prior to commencement of the development and implemented prior to first occupation.

5 : Tree protection measures to be agreed prior to commencement and retained throughout the course of the development.

6: Obscure glazing to be applied to the first floor side and first floor rear bathroom windows prior to first occupation of the dwelling. The windows shall be fixed shut where below 1.7m from the finished floor level in each associated room.

7: Removal of Permitted Development rights for subsequent extensions, in the interests of visual and neighbouring amenity.

8: Prior to first occupation of the dwelling, parking and manoeuvring areas are to be provided as on plan and retained free from obstruction.

9: No changes shall be made to the levels within the site, unless in accordance with a detailed scheme first agreed by the Local Planning Authority.

Author: Simon Kitson

Email: Planning@southoxon.gov.uk

Contact No: 01235 422600

