

APPLICATION NO.	P19/S1140/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	15.4.2019
PARISH	SWYNCOMBE
WARD MEMBER	Anna Badcock
APPLICANT	Mr Philip Clayden
SITE	8 Park Corner Nettlebed Henley-on-Thames, RG9 6DT
PROPOSAL	Loft conversion with dormer windows to the east and west elevation. (Amended plans received 2 July showing dormer to east elevation removed and replaced with roof light).
OFFICER	Davina Sarac

1.0 **INTRODUCTION**

- 1.1 This application is referred to the Planning Committee at the discretion of the Planning Manager as a South Oxfordshire Councillor lives at the application site.
- 1.2 8 Park Corner is a semi-detached dwelling located within the built up limits of Park Corner (which is shown on the OS extract **attached** as Appendix A). The dwelling is chalet bungalow Swedish pre-fabricated post-war dwelling, modest in form and size, with first floor accommodation within the roof and two rear flat roof dormers. It has a tiled roof and painted timber vertical clad walls. The dwelling was previously extended to the side under planning permission reference P03/E0269. It has adequate parking space at the front of the site and a reasonable size garden to the rear and side.
- 1.3 The application site lies with the Chilterns Area of Outstanding Natural Beauty (AONB). This dwelling along with the neighbouring property at no.7 Park Corner are good surviving examples of a Swedish Pre-fabricated post-war house. These were constructed in this country to ease the housing shortage immediately after World War II. I believe this pair of Swedish prefabs are a non-designated heritage asset as they are a significant physical record of the social and economic history of this country immediately after World War II. The Park Corner Swedish houses were built on land owned by Charles Wakefield Christie Miller who owned the Swyncombe Estate. He was responsible for first building the adjacent council housing in the 1920s and then presumably the pre-fab Swedish houses after WW2.

2.0 **PROPOSAL**

- 2.1 Planning permission is sought for the erection of a dormer window to the front on the west elevation and the insertion of roof light on the east elevation of the garage/outbuilding which is located to the east side of the front driveway. The original garage/workshop building was granted permission under P03/S0184 and later granted retrospective permission under P04/E0016/RET.
- 2.2 The proposed dormer would have a pitched roof and would be constructed in traditional lead coloured cheeks and a matching tiled roof. A copy of the application plans is **attached** as Appendix B and 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 **Swyncombe Parish Council** – No objection on condition that approval is strictly limited to the loft being used as a separate home office annex to the main house.

3.2 **Neighbour representations** – One letter received stating no objection to the proposal subject to approval being conditional upon exclusive use of the loft as a separate home office annex to the main house.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P04/E0016/RET](#) - Approved (15/04/2004)

Demolition of existing garage and erection of garage/workshop with hardstanding to house proposed oil tank - amendment to planning permission P03/S0184. (Retrospective) (As amended by letter and drawings received from the applicant dated 16th February 2004).

4.2 [P03/E0269](#) - Approved (04/09/2003)

Single storey extension and alterations to dwelling.

4.3 [P03/S0184](#) - Approved (09/06/2003)

Garage/workshop to replace existing garage (as amended by letter from applicant dated 21 May 2003).

5.0 **POLICY & GUIDANCE**

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

National Planning Policy Framework (NPPF)

5.2 **South Oxfordshire Core Strategy (SOCS) Policies**

CS1 - Presumption in favour of sustainable development

CSEN1 - Landscape protection

CSEN3 – Historic Environment

CSQ3 - Design

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

D1 - Principles of good design

G2 - Protect district from adverse development

H13 - Extension to dwelling

5.4 South Oxfordshire Design Guide 2016 (SODG 2016)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to be considered are:

1. The impact on the character and appearance of the existing building, site and the surrounding area;
2. The impact on neighbouring properties;
3. Other matters.

Impact upon character and appearance

6.2 Policy H13 of the South Oxfordshire Local Plan (SOLP) states that extensions of ancillary buildings within the curtilage of a dwelling will be permitted provided that the scale and design of the proposal is in keeping with the character of the dwelling and the site and with the appearance of the surrounding area.

6.3 The existing dwelling is one of a pair of semi-detached dwellings of consistent design and scale and together they represent a largely symmetrical pair of dwellings when

viewed from the public highway despite no.8 having been extended to the side and having a large garage/workshop building on site.

- 6.4 The proposal originally sought to insert two dormer windows, one on the west elevation and one on the east elevation of the garage/workshop building. The west facing dormer would face inwards towards the front driveway being located on the front of the garage/workshop building and positioned close to the main house. Therefore, it would be seen within the context of the dwelling and would not look out of place. However, it was considered that the east facing dormer window would be less appropriate as it would be highly visible from the lane given its position closer to the road. It would also give the impression that the garage/outbuilding is a residential dwelling rather than an ancillary outbuilding from the eastern approach. Amended plans were received showing the east dormer window replaced with a single roof light to address this concern.
- 6.5 Officers consider that the proposal would be of a scale and design that is in keeping with the character of the dwelling and the surrounding area in accordance with policies D1, G2 and H13 of the South Oxfordshire Local Plan and Policy CSQ3 of the South Oxfordshire Core Strategy.

Impact upon neighbouring properties

- 6.6 Policy H13 of the South Oxfordshire Local Plan (SOLP) states that extensions of ancillary buildings within the curtilage of a dwelling will be permitted provided that the amenity of occupants of nearby properties is not materially harmed.
- 6.7 The proposed roof light would be located some 23 metres away from the neighbouring dwelling to the east, Wanwood and therefore considered not to give rise to any overlooking issues. Lavender Cottage lies to the north east of the site, and its position in relation to the garage/workshop building is such that it is considered the views from the roof light would be oblique in relation to Lavender Cottage and consequently, would not amount to a detrimental loss of privacy to the occupiers of this dwelling.
- 6.8 The west facing dormer window would look directly towards the front driveway of no.7 Park Corner. There is an existing hedge between the two properties. For the purposes of potential loss of light and outlook, the presence of any intervening boundary vegetation should be discounted as this is not a permanent feature. It is considered that the dormer would overlook the front driveway area which is not a private area and currently open to public views. Therefore, in view of the above it is considered that the proposal would not materially harm the amenity of occupants of nearby properties in accordance with Policy H13 of the South Oxfordshire Local Plan.

Other matters

- 6.9 The most recent P04/E0016/RET approved permission for the garage/workshop building restricted the use of the building for separate living purposes. I consider this condition necessary as the subdivision of the property would be undesirable and would need to be assessed against the relevant housing policies within the Local Development Plan as a separate application.

Community Infrastructure Levy (CIL)

- 6.10 This application is not liable for CIL.

7.0 CONCLUSION

- 7.1 The proposal would be of an appropriate design and would be of a scale suitable to the size of the building. The development would not detract from the character and appearance of the site and would not be unneighbourly. As such, and subject to the

recommended conditions, the application complies with the relevant Development Plan policies.

8.0 RECOMMENDATION

8.1 To grant planning permission subject to the following conditions:

- 1 : Commencement of development within three years**
- 2 : Development to be carried out in accordance with the approved plans**
- 3 : Materials to be used for the cheeks, face and roof of the dormer window hereby permitted shall match the materials used on the existing building and those as specified within section 5 of the planning application form**
- 4 : Building to be used for purposes ancillary to 8 Park Corner**

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