

APPLICATION NO.	P19/S0776/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	8.3.2019
PARISH	HENLEY-ON-THAMES
WARD MEMBER(S)	Ken Arlett, Kellie Hinton and Stefan Gawrysiak
APPLICANT	Clare White
SITE	'Nevins', 54b Berkshire Road, Henley-on-Thames, RG9 1NA
PROPOSAL	Proposed erection of a single storey garden building.(as amended by drawing received 7 May 2019 and 4 July 2019 and landscaping scheme received 30 August 2019).
OFFICER	Caitlin Phillpotts

1.0 **INTRODUCTION**

- 1.1 The site (which is shown on the map attached at **Appendix A**) contains a recently constructed semi-detached dwelling granted planning permission under application P18/S1119/FUL, located within the built up limits of Henley-On-Thames.
- 1.2 Condition 7 of planning permission P18/S1119/FUL removes Classes A, B and E of householder permitted development rights as, *'the specific circumstances of this site warrant the Local Planning Authority having control over any further development as specified in the condition in the interests of amenity'*.
- 1.3 Concurrent applications P19/S2103/HH, P19/S1197/HH for outbuildings at the neighbouring properties, Temple View 54a and Hennerton House 54 (also approved under application P18/S1119/FUL), were submitted to the council for consideration and approved under delegated powers at the end of September / beginning of October 2019.

2.0 **PROPOSAL**

- 2.1 The application seeks planning permission for a modest detached timber framed outbuilding at the rear of the residential curtilage.
- 2.2 A copy of the plans associated with the application are 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 **Henley-on-Thames Town Council**

- Objects due the height size and scale of the proposed building siting detrimental impact on neighbouring amenity
- Objections remain following amended plans

3.2 **Forestry Officer**

- Objects to the original scheme due to a lack of proposed landscaping, requesting a scheme in line with that approved under application P18/S1119/FUL

- Comments with no objections subject to the attached landscaping condition following amended plans

3.3 The Henley Society

- Objects on the grounds of overdevelopment of the plot and insufficient garden areas and impact on the amenity of the neighbouring properties *'who have already suffered a loss of amenity through intensive building development'*
- Objections remain following amended plans

3.4 Neighbours (2)

- Object on the grounds overdevelopment of the plot pointing out, the resultant plot to build ratio would be inconsistent with the pattern of the development in the surrounding area and impact on the amenity of the neighbouring properties due to the height, size and scale of the proposed building
- Objections remain following submission of amended plans

4.0 RELEVANT PLANNING HISTORY

4.1 Hennerton House 54 Berkshire Road Henley-On-Thames RG9 1NA

[P19/S1197/HH](#) - (Approved 03/10/2019)

Proposed erection of a single storey garden building.(as amended by drawing received 1 July 2019 and landscaping scheme received 30 August 2019).

Temple View 54a Berkshire Road Henley-On-Thames RG9 1NA

[P19/S2103/HH](#) - Approved (26/09/2019)

Proposed erection of a single storey garden building.(as amended by landscaping scheme received 30 August 2019).

[P18/S1119/FUL](#) - Approved (25/05/2018)

Demolition of existing detached dwelling and outbuildings and erection of 3 x three bedroom dwellings (2 x semi-detached and 1 x detached) with associated parking and amenity space provision (pedestrian visibility splay for Plot 1 as shown on amended plan received 4th May 2018 and amended Tree Protection Plan and Schedule of Materials received 21st May 2018). Related to P17/S4201/FUL

[P18/S0685/PEM](#) – Pre application advice

Demolition of existing detached house and erection of 1 x detached and pair of semi-detached two storey, three bedroom houses as an alternative to scheme approved by P17/S4201/FUL

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework (NPPF)

5.2 National Planning Policy Framework Planning Practice Guidance

5.3 South Oxfordshire Core Strategy 2027 policies;

CS1 - Presumption in favour of sustainable development

CSHEN1 - The Strategy for Henley-on-Thames

CSQ3 - Design

5.4 South Oxfordshire Local Plan 2011 policies;

D1 - Principles of good design

- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- G2 - Protect district from adverse development
- H13 - Extension to dwelling

5.5 **South Oxfordshire Design Guide 2016**

5.6 **Henley & Harpsden Joint Neighbourhood Plan**

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 and the surrounding area
2. Impact on the amenity of the dwelling
3. The impact on neighbouring properties

6.2 Impact on character

The proposal is for a relatively modest single storey detached outbuilding / garden office with a foot print of approximately 17.5 square metres, to the rear of the residential curtilage. The timber framed building is designed with a simple asymmetrical pitched roof with low eaves along the shared boundary to the west. The building is to be finished with shingle roof and horizontal timber clad elevations and is of a design, size and scale consistent with modest outbuildings within the curtilage of residential dwellinghouses across the district.

6.3 Impact on character – landscape and setting

As commented on by the forestry officer in respect of the original plans submitted as part of this application, landscaping in the form of newly planted trees, hedges and shrubs was secured / approved under application P18/S1119/FUL. Having regards to the scale of the development approved by this application, landscaping was key to help soften the impact and mitigate for the past tree loss from this site.

I share the view that, *'the opportunity to secure the planting previously approved should not be lost under this new application and the current proposals should accommodate the same degree of planting'*. Following the submission of a revised landscaping scheme showing planting to both the front and rear gardens the forestry officer raises no objections to the application. In light of this I do not consider that the detached outbuilding and associated planting and landscaping scheme would adversely impact on the character of the site and surrounding area.

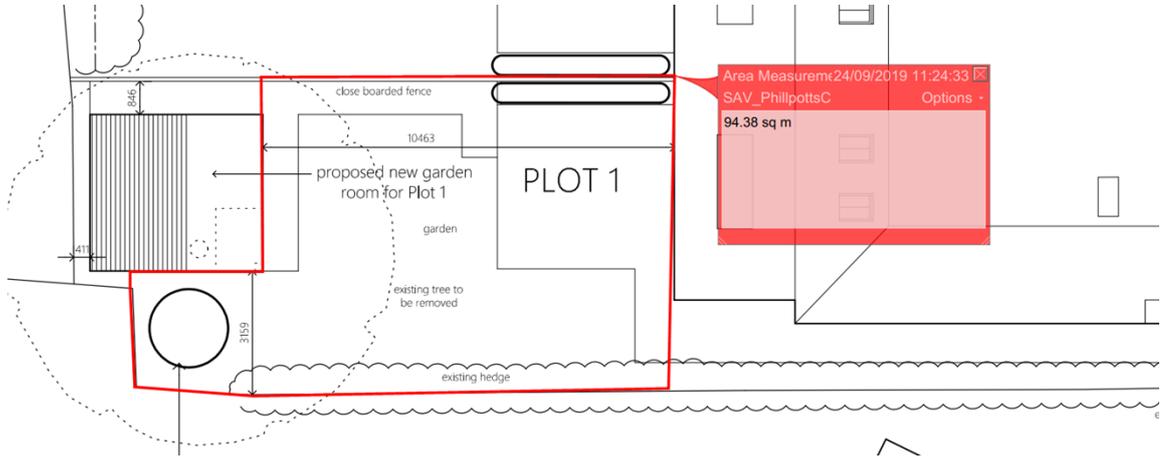
6.4 In my opinion the proposals form an appropriate visual relationship with the existing dwelling and would not harm the character or appearance of the dwelling or the wider surrounding area. As such the proposal complies with policies CS1, CSHEN1 and CSQ3 of the SOCS and policies D1, G2 and H13 of the SOLP and technical guidance set out in the SODG.

6.5 Amenity at the property

I note neighbour concerns regarding the loss of amenity space at the dwelling due to the addition of the proposed outbuilding / additional living accommodation at the site. Indeed, this concern was highlighted by the planning authority under the approval of the dwelling and addressed via condition 7 which removed the ability to erect outbuildings at the dwelling without planning permission. It is important to point out this condition does not explicitly remove the possibility of erecting outbuildings only permitted development rights where, *the specific circumstances of this site warrant the Local*

Planning Authority having control over any further development... in the interests of amenity'.

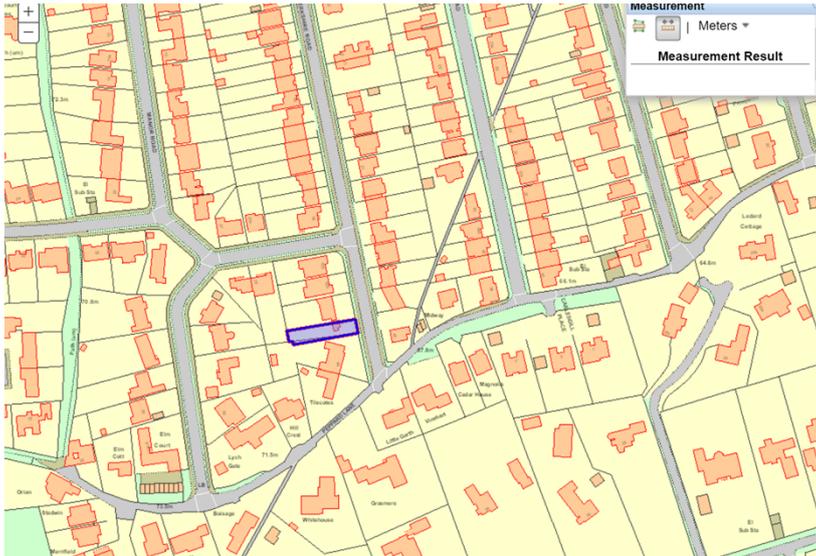
- 6.6 The total existing outdoor space around the dwelling (including side access, front and rear gardens) measures approximately 212 square metres. The existing rear garden of the four bedroom dwelling measures approximately 120 square metres. The addition of the 17.5 square metre outbuilding reduces the usable garden area to approximately 94 square metres.



The *Part 2 Section 7* of the South Oxfordshire Design Guide 2016 suggests a minimum of 100 square metres of outdoor amenity space for dwellings with three or more bedrooms. Whilst the actual gardens at the dwelling far exceed these guidelines, it is the usable area (outlined above) which should be subject to assessment. Given the sustainable location of the dwelling, with pedestrian access to both public areas of open space within the settlement and walking in the open countryside to the south, the 94 square metres of private rear gardens is considered more than adequate for the four bedroom dwellinghouse.

Policy D3 of the South Oxfordshire Local Plan clarifies in planning terms the application of the technical guidance set out in the SODG explaining, *'used on their own, these standards would lead to uniform plot sizes and shapes which pay little regard to the character of the area. In determining applications, 'this policy, requires the character of the site and the surrounding development to be taken into account in determining the appropriate garden area... It also requires that garden and outdoor sitting areas are designed so as to provide a reasonable degree of privacy.'*

- 6.7 I note neighbour comments regarding the plot to build ratio in relation to properties in the immediate surrounding. The map shows that there are examples of detached dwellings with large gardens and generous plot to build ratios in the immediate vicinity. However, overall the area is characterised by a variety of house types with the attached dwellings to the north of the application site having plot to build ratios similar to that shown within this application.



- 6.8 Having regard to the character of the site and the surrounding pattern of development the existing rear garden is of a size and scale that can accommodate the proposed outbuilding whilst retaining ample space for private outdoor amenity areas for a four bedroom dwelling. The proposal complies with policies CS1 and CSHEN1 of the SOCS and policies D3, G2 and H13 of the SOLP and technical guidance set out in the SODG.
- 6.9 Impact on neighbours
The outbuilding is single storey with low eaves measuring no more than two metres in height across the elevation fronting the shared boundary to the west, does not present any overbearing element along the shared boundaries with the neighbouring properties and would not affect the light or outlook of the adjoining residential dwellings.
- 6.10 All windows and doors are positioned across the eastern elevation opening out onto the gardens at the property. The development would not present any opportunity for overlooking into the adjoining properties, having particular regard to the existing two metre (plus) high boundary treatment running the perimeter of the rear gardens.
- 6.11 Given the scale, design and position of the proposed single storey outbuilding / garden office, I do not consider that the proposed development would result in any harm to the amenity of the neighboring properties in terms of light, outlook or privacy.
- 6.12 CIL
The proposed development is not liable to pay CIL as the net increase in residential floor space does not exceed 100m².

7.0 **RECOMMENDATION**

7.1 **That planning permission is granted**

- 1 : Commencement 3 yrs - Full Planning Permission**
- 2 : Approved plans**
- 3 : Materials as on plan**
- 4 : Landscaping implementation**

Author: Caitlin Phillpotts

Email: Planning@southoxon.gov.uk

Tel: 01235 422600

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