



Planning Department
SOUTH OXFORDSHIRE DISTRICT COUNCIL
135 Eastern Avenue
Milton Park
Milton OX14 4SB

Our Reference 170 / C.01
Your Reference P19/S2061/FUL

This matter is being dealt with by
Mike Daubney

24 June 2020

BY EMAIL ONLY

FAO Mr Paul Lucas, Case Officer

Dear Sir

Planning Application P19/S2061/FUL
Erection of a single storey detached 2-bedroom dwelling, with associated works to facilitate a new access, together with external landscaping at land to the rear of Highfield, 17 Stoke Row Road, Peppard Common, Henley on Thames, Oxfordshire RG9 5EJ

Mike Daubney Architects ("MDA") act on behalf of Mr & Mrs F Nickson, the applicants and owners of 17 Stoke Row Road, Peppard Common, Henley on Thames, Oxfordshire RG9 5EJ.

Relevant Planning History

An outline planning application in 1967 (application P67/H0226) for a single residential bungalow was refused.

A two storey side and front extension was approved in 1980 (P79/S0685). The consent was not implemented.

In January 2010, a detailed application was made by Elegant Homes (Reading) Ltd (P10/E0043) for 3 No. two storey detached executive houses. This application also included land forming part of the garden to 15 Stoke Row Road. Following a refusal of planning permission in April 2010, the application was refused at appeal in November 2010.

A reduced scheme for 2 No. two storey houses was made by MDA in December 2018 (P18/S4206/FUL). This application was withdrawn due to numerous concerns from consultees largely relating to scale and perceived harm to the area.

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A further reduced scheme for a single storey dwelling was submitted by MDA in May 2019 (P19/S2061/FUL). Further revisions followed: width and height of dwelling reduced and changes to external layout (September 2019), additional fire engine tracking plan submitted (October 2019), reduction in width of rear patio and pedestrian footpath and details of boundary treatment and levels (February 2020), corrections to existing tree heights, retention of existing close-boarded fence and replacement front hedging shown (June 2020).

The Proposals

Since our original appointment in June 2018, a period of two years has elapsed to reach this point and our client is understandably keen to see this site now brought forward for residential development.

We are aware of the concerns of some in the community that this proposal for backland development will damage the character of the village. However, we believe that Peppard Common is a village well suited to sympathetic and well planned expansion. A development of the scale and design proposed should be granted planning permission in this location and it should be noted that the proposed development accords with SOCS policy:-

- The proposal is situated centrally within an 'appropriate location' within the main core of the development footprint of the settlement. As a single infill dwelling, the proposal is within the parameters for individual site growth as stated within policy SOCS policy CSR1, and is also within the 0.2 hectare size limit for this category of settlement. The proposal is in-keeping with the character and appearance of the settlement.
- One dwelling is commensurate in scale with the growth proposed in SOCS policy CSR1.
- Peppard Common is a 'smaller village'. SOCS policy CSR1 states 'infill development is defined as the filling of a small gap in an otherwise built up frontage, or on other sites within settlements where the site is closely surrounded by buildings'. This site is closely surrounded by buildings on a number of sides, suggesting infill development may be appropriate in this location.
- The proposed development is needed to fulfil the objectives for growth to meet the objectively assessed need in the parish and wider South Oxfordshire area.
- The scale, layout and external appearance of the development with the landscaping and access proposed will not adversely impact on the visual amenity of the area, nor impact significantly on residential amenity of neighbouring properties or highway safety.
- The presumption in favour of sustainable development – this is sustainable development in terms of location, scale, character and impact.

In our opinion a number of high quality infill or backland proposals, similar to this application, would meet this need in the most sympathetic way possible, avoiding the need for any new 'estate' development. The latter would be much more likely to

disrupt the character of Peppard Common, and would make it more difficult to incorporate the new houses into the community. In addition, the National Planning Policy Framework states that there should be a wide choice of high quality homes to meet people's needs; this development would help to meet the demand for such housing in Peppard Common.

Peppard Common is a popular village, and there is considerable demand for housing here. Applications for larger-scale housing developments have been refused in recent years because of concerns about their impact on the existing road network. The siting of this proposal is much improved on these past applications, and in line with the National Planning Policy Framework. It makes provision for travel by sustainable means: village facilities would be easily accessible by foot or bicycle, and bus stops for travelling to Reading and Henley on Thames and larger villages are within easy walking distance of the proposed entrance to the development.

We are also aware that concerns over the new access have been raised. It is important to note that the new access road follows the historic access route into the orchard that has now been lost. We hope that the chair and members of the committee will take this into consideration when reviewing the proposals.

The site for this development has been well chosen. It is within the boundaries of the village, and therefore nearby to Peppard Common's local services, such as the LEAP, the pub and the village hall. We are also aware of demand among the community of Peppard Common for new houses in the area. Many who have grown up in the area would very much like to remain, but small starter homes such as this proposed rarely come available on the market. Similarly this style of dwelling is also likely to appeal equally to those looking to downsize and still remain in the area, the single storey layout offering numerous benefits for a later living lifestyle. This development proposal is therefore welcomed by these sections of the community.

Summary

In summary, it would appear that the principle of the proposed development is acceptable in this location given the provisions set out in LP policy H4.

We have worked hard with the council to deliver a proposal which meets with the needs and aspirations of our client while at the same time addressing the concerns of neighbouring residents. The numerous revisions to the scheme over a course of two years is testament to this.

I hope the proposals are clear, and that the chair and members will have a chance to fully digest the contents of this letter and the arguments in favour of development in this location. We look forward to a favourable outcome at committee.

Yours Faithfully



Mike Daubney RIBA
Director

on behalf of MikeDaubneyArchitects
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Enc

Cc Mr & Mrs F Nickson

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