

<b>APPLICATION NO.</b>	<a href="#">P20/S3674/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	1.10.2020
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBERS</b>	Ken Arlett Kellie Hinton Stefan Gawrysiak
<b>APPLICANT</b>	Mr Alex Outlaw
<b>SITE</b>	2A Wootton Road Henley-on-Thames, RG9 1QE
<b>PROPOSAL</b>	Demolition of existing bungalow and erection of new 2 storey dwelling with habitable roof space (as per amended plans received 3 December 2020) (As per parking plans received 17 December 2020, updated to reflect amendments submitted 3 December)
<b>OFFICER</b>	Caitlin Phillpotts

1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 This application has been referred to Planning Committee at the request of Councillor Arlett.
- 1.2 The application site is shown on the OS plan **attached** as Appendix A. The property is located within the built up limits of Henley-On-Thames, positioned inside the suburban fringe to the south west of the settlement. The property is not listed and does not fall within any Green Belt, Area of Outstanding Natural Beauty, conservation areas or flood zones. The local vernacular is made up of a combination of post war, single and one and a half storey dwellings, to the south and east of the site and larger early 20<sup>th</sup> century two storey dwellings to the north. The dwellings along this short section of Wootton Road are set back from the highway behind good sized front gardens which provide space for onsite parking and turning and are planted out with a number of mature trees and shrubs.
- 1.3 The site contains a single storey bungalow with attached garage and has seen little, or no alterations since its construction.
- 1.4 The application seeks planning permission for the demolition of the existing bungalow and its replacement with a traditionally detailed two storey dwelling, in a design and style reflective of the two storey dwellings fronting onto Greys Road immediately north of the application site (as shown on the 3D visuals provided and pasted below).



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 **Henley-on-Thames Town Council**

Original plans

- Objects on the ground of siting, size, height and massing being out of keeping with the character and appearance of the road, overdevelopment of the site and harm to the amenity of the neighbouring residential properties

Amended plans

- Recommends approval

2.2 **Countryside Officer(South Oxfordshire & Vale of White Horse)**

Original plans

- Comments with no objections subject to the attached condition

Amended plans

- No further comments

2.3 **Drainage - (South&Vale)**

Original plans

- Comments with no objections subject to the attached conditions

Amended plans

- No further comments

2.4 **South -Highways Liaison Officer (Oxfordshire County Council)**

Original plans

- Comments with no objections subject to the attached conditions

Amended plans

- Comments with no objections subject to the attached conditions

2.5 **The Henley Society**

Original plans

- Objects commenting *This proposal would result in substantial over-development due to the excessive height of the building for this location and to its position in relation to neighbours. It would have a particularly adverse impact on both the bungalow itself and the garden (which is mainly at the front) of 2 Wootton Road*

Amended plans

- Objects commenting; *The amendments are insufficient to meet objections: the bulk of the proposed building is still excessive for the location. It would be inappropriate and out-of-character for it to be replaced by a large three-storey house that would dominate both its neighbours and those on the opposite side of the road. A typical two-storey four-bedroom house would be much less objectionable.*

2.6 **Neighbours**

Original plans

Comment with objections (10)

- On the ground of siting, size, height and massing being out of keeping with the character and appearance of the road, overdevelopment of the site and harm to the amenity of the neighbouring residential properties in terms of light outlook and privacy
- The design and style of the dwelling being out of keeping with the character of the immediate surrounding area
- Additional landscaping should be incorporated into the scheme to mitigate the visual impact of the development when viewed from the rear

Comment in support (2)

- The proposed development would enhance the character of the existing site and the proposal would be in keeping with the design, size and scale of the dwellings in the surrounding area (along Greys Road)

Amended plans

Comment with objections (5)

- On the ground of siting, size, height and massing being out of keeping with the character and appearance of the road, overdevelopment of the site and harm to the amenity of the neighbouring residential properties in terms of light outlook and privacy
- The design and style of the dwelling being out of keeping with the character of the immediate surrounding area

Comment in support (2)

- The proposed development would enhance the character of the existing site and the proposal would be in keeping with the design, size and scale of the dwellings in the surrounding area (along Greys Road)

### 3.0 **RELEVANT PLANNING HISTORY**

#### 3.1 [P20/S3043/PEM](#) - (24/09/2020)

Demolition of existing bungalow and replacement with new family dwelling.

### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

#### 4.1 Not applicable

### 5.0 **POLICY & GUIDANCE**

#### 5.1 **Development Plan Policies**

South Oxfordshire Local Plan 2035 (SOLP) Policies:

STRAT1 - The Overall Strategy

HEN1 - The Strategy for Henley-on-Thames

H3 - Housing in the towns of Henley-on-Thames, Thame and Wallingford

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES3 - Design and Access Statements

DES5 - Outdoor Amenity Space

DES6 - Residential Amenity

DES8 - Promoting Sustainable Design

DES10 - Carbon Reduction

ENV3 - Biodiversity

ENV5 - Green Infrastructure in New Developments

EP3 - Waste collection and Recycling

EP4 - Flood Risk

TRANS5 - Consideration of Development Proposals

#### 5.2 **Joint Henley & Harpsden Neighbourhood Plan**

DSQ1 - Design

H4 - Infill and Self Build Dwellings

EN1 - Biodiversity

#### 5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire Design Guide 2016 (SODG 2016)

Developer Contributions SPD

5.4 **National Planning Policy Framework and Planning Practice Guidance**

5.5 **Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 **The relevant planning considerations are the following:**

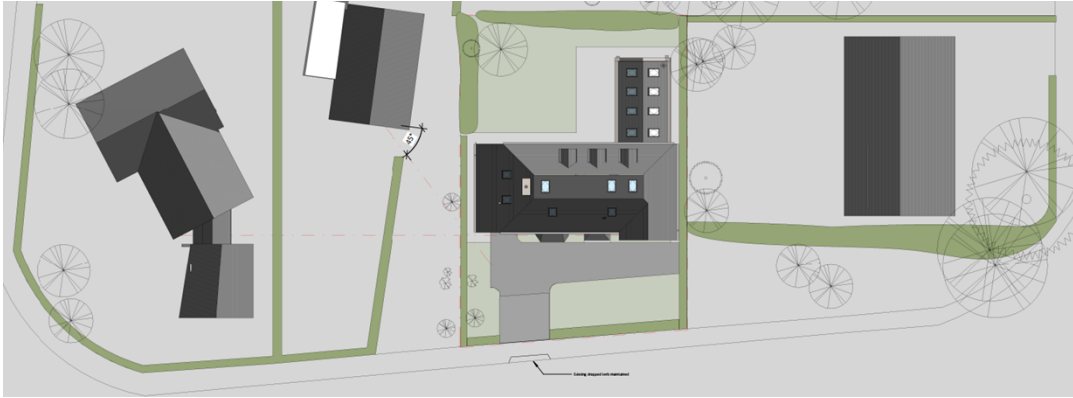
- **Principle**
- **Landscape and setting**
- **Design and character**
- **Residential amenity**
- **Access and Parking**
- **Drainage**
- **Protected species**
- **Carbon Reduction**
- **Other material planning considerations**

6.2 **Principle**

The property is considered to be within the built up limits of Henley-On-Thames and has existing connections to mains services. Categorised as one of the districts market towns by South Oxfordshire District Council's Settlement Assessment background paper, Henley-on-Thames is considered an acceptable location for housing, under policies STRAT1, HEN1 and H3 of the SOLP. The scale and nature of the proposals outlined show the replacement of the existing three bedroom bungalow with a well-proportioned, detached, two storey dwelling with accommodation in the roof, associated outdoor amenity space and parking arrangements.

6.3 **Landscape and setting : landscaping**

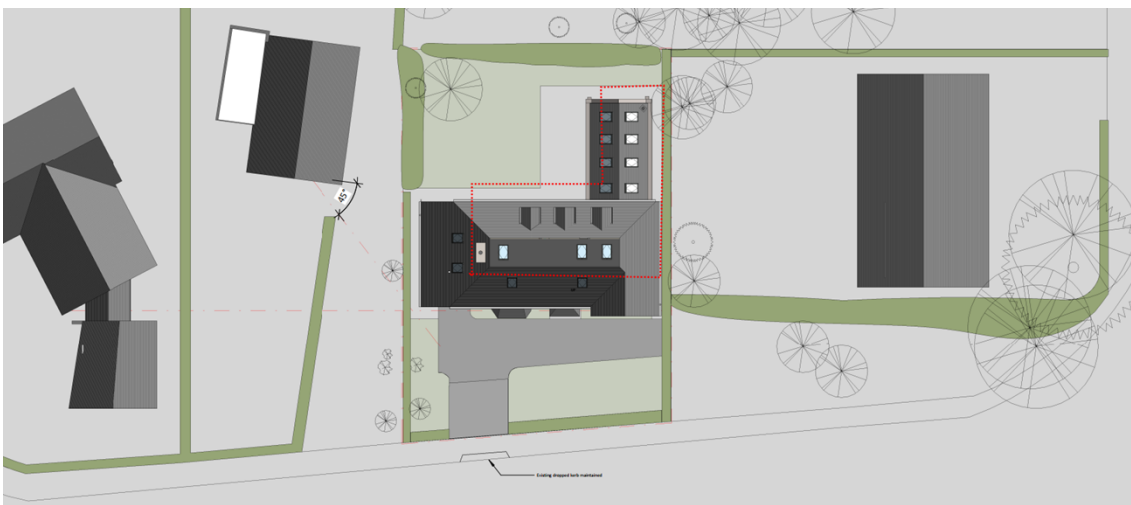
The property has no significant landscape features and /or protected trees in close proximity that warrant protection from the proposed development. The property does include good sized gardens to the front currently laid mainly to lawn, which contribute to the existing green and suburban character of the area. The proposed dwelling is to be set within the site with approximately 200 square metres of gardens to the front of the dwelling, allowing space for parking and turning alongside, and areas of soft landscaping in an arrangement largely consistent with that existing.



Full landscaping details including soft planting, boundary treatments and areas of hardstanding have not been submitted as part of this application. Having regard to the open and green character of the existing street scene, officers consider it necessary to remove permitted development rights for gates, walls and fences and to have full landscaping details submitted to the council for consideration prior to any commencement of development, as a way to mitigate the impact of the proposed development and help to maintain the green character of the site and the contribution it makes to the surrounding area. At the agreement of the applicant a list of suggested conditions have been attached to this recommendation.

**6.4 Landscape and setting : layout**

The existing property is set and laid out roughly in line with the side elevation of the immediate neighbour to the north (marked with the red dotted line on the plan below). Employing the use of an 'L' shaped plan the proposed dwelling has an increased footprint of approximately 60 square metres compared with that existing. The proposed footprint is approximately 30% larger than the existing dwelling on site and some 15 % smaller than the immediate neighbour to the north. At officers request the siting of the dwelling has been revised through the amended plans process. The layout now proposed shows the proposed dwelling to be moved towards the front of the site and closer to the adjoining highway, by approximately 3.2 metres compared with the existing dwelling and roughly in line with the existing soft boundary treatment to the north.



**6.5** The front building line along the western side of Wootton Road is irregular with the enclosure along this section of the street relatively loose. This view is taken having particular regard to the recent permissions for the attached garages at number four

granted under application reference P20/S1700/HH. In light of my views expressed above and given the good set back from the adjoining highway provided, being no less than 8.7 metres, I consider the proposed layout to be largely consistent with the existing pattern of development along the street.

- 6.6 The proposed dwelling stretches the width of the plot bar a pedestrian access path to the south. The proposed layout sees the dwelling positioned approximately 16 and 6.2 metres from the dwellings within the neighbouring plots to the north and south respectively. Further, the arrangement sees a single storey element to the side (south) which helps to retain a degree of separation and spacing between dwellings when viewed from the adjoining highway.



6.7 **Landscape and setting : scale**

The existing plot is of a good size, with space to accommodate a replacement dwelling of the size and scale proposed whilst retaining good sized gardens to the front comparable to those seen at neighbouring sites and no less than 200 square metres of private outdoor amenity space at the rear. I note concerns raised during the consultation process with regards to overdevelopment of the site, however, the private outdoor amenity space provided far exceeds the minimum requirement (of 100 square metres) for a dwelling with three or more bedrooms outlined under *Part 2 Section 7.8 of the South Oxfordshire Design Guide 2016* and in my view is broadly consistent with the existing pattern of development in the immediate surrounding area.

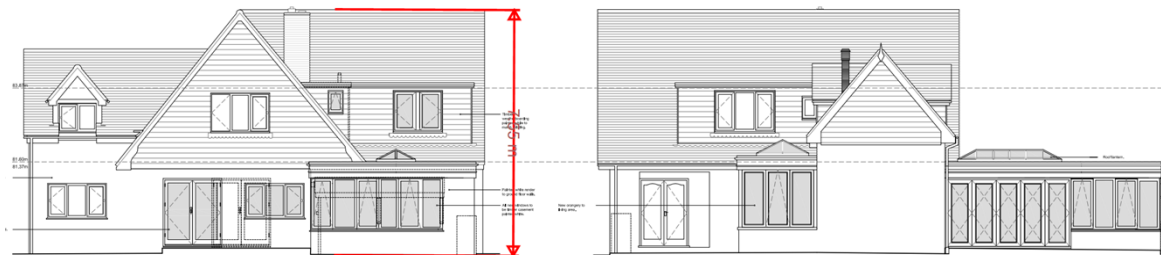
- 6.8 The site plan, and street elevations provided as part of this application demonstrate the site has adequate space to provide a good amount of outdoor amenity space, with space for soft landscaping to both the front and rear of the proposed dwelling. In my opinion the proposed redevelopment of the residential curtilage is respectful of the existing settlement pattern, the character of the site and surrounding residential area.

6.9 **Design and character : scale & massing**

The immediate neighbour to the north (251 Greys Road) is a one and a half / two storey dwelling with a ridge height of approximately 7.95 metres.



Whilst the neighbouring sites to the south contain 1970s colt-bungalows with ridge heights of approximately 7.35 metres.



- 6.10 The proposed dwelling is arranged over two storeys with accommodation in the roof. A small adjustment to land levels across the site are proposed as part of this application to allow the proposed dwelling to stand with a ridge height equal to the immediate neighbour to the north and just 60cm above the colt bungalows to the south.



The dwelling proposed on site is not dissimilar in size and scale to the existing one and half and two storey dwellings seen along Greys Road and / or this stretch of Wootton Road and in my opinion, is of a size and scale which would sit comfortably within the existing street scene. This view is taken having particular regard to the single storey element to the side of the dwelling which responds well to the steeply pitched roofs of



the colt bungalows to the south of the plot. I do not consider the height, scale and massing of the dwelling proposed would result in any harm to the character of the existing site or the wider suburban character of the surrounding area.

6.11 The proposed dwelling employs the use of traditional chimney stacks, simple dual pitched forward-facing gables, hipped and catslide roof elements, all of which are features which can be seen on neighbouring properties, helping to reinforce local distinctiveness. The irregular plan form of the proposed unit results in some staggered elevations across the front and rear. This helps in providing visual interest along the street scene and when viewing the dwelling from the adjoining sites.

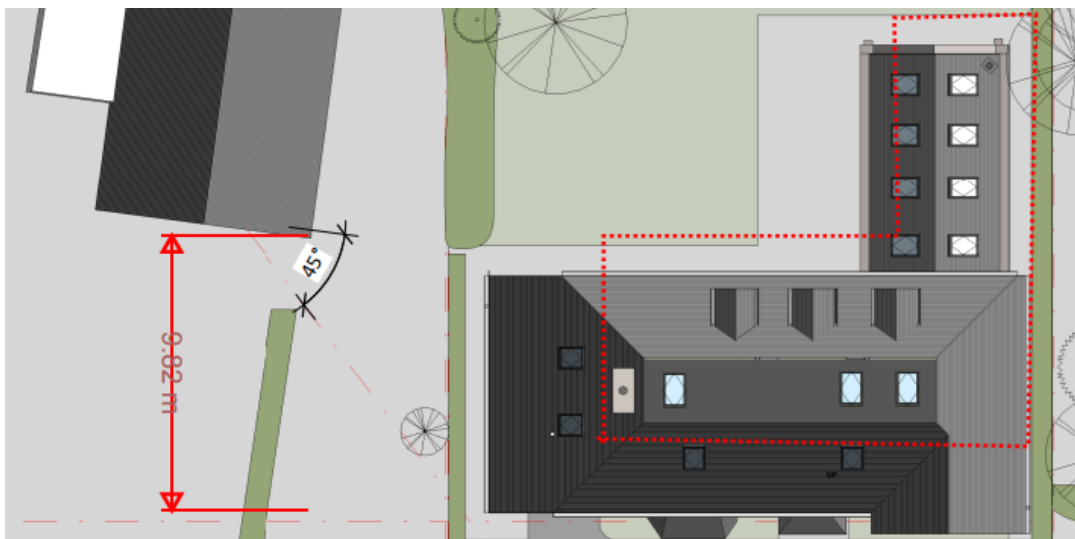
6.12 **Design and character : materials & detailing**

The form and scale of the dwelling proposed takes its cues mainly from the dwellings to the north, which make use of handmade red brickwork and plain clay tiles. Provisionally, the proposed dwelling is to be finished in a combination of facing brick, horizontal cladding details, and plain tile roofs in a design and style to match the neighbouring properties fronting Greys Road. In my view the suggested materials pallet and the proposed arrangement of external finishes makes good reference to the character of the area. However, the quality of the chosen materials and final finishes are likely to make a significant contribution to the success of this project. As such, this recommendation is made subject to a suggested condition requiring the submission of a full schedule of materials to be first approved by the local planning authority.

6.13 In my opinion, the proposals form an appropriate visual relationship with the existing site and would not harm the character or appearance of the plot or the wider surrounding area.

6.14 **Residential amenity : Number 2 Wootton Road**

The existing dwelling in the neighbouring site to the south is set well back behind the average building line along the highway. The proposed dwelling is shown to be set approximately 9.8 metres forward of this neighbour. As shown on the plan below, the proposed dwelling would not obstruct the 45 degree line when measured from the centre of the windows serving habitable rooms across the principle elevation of this neighbour. Given the arrangement of the proposed dwelling within the plot, the development would not result in any significant impact on the light and or outlook of the side facing windows at number 2.





- 6.15 Importantly the majority of the private outdoor amenity spaces at number 2 Wootton Road are arranged to the front, having gardens enclosed with a mature hedge to provide some privacy. Due to the siting of the dwelling and private outdoor amenity spaces at this site any tall flank elevation along the shared boundary to the south is likely to be overbearing on this neighbour affecting the light and outlook from the property and its 'private' outdoor spaces. The proposed dwelling is set in from the shared boundary and has single storey arrangements to the side which is a sensible design move helping to reduce the impact of the proposed dwelling on the adjoining property. There are two first floor side facing roof lights located across the southern elevation of the proposed dwelling. As part of this recommendation a condition should be attached to see these either obscure glazed and fixed shut or fitted with a CIL height above 1.7 metres from finished floor level of the rooms in which they are to be inserted, in order to prevent any opportunity for overlooking into the site to the south.
- 6.16 **Residential amenity : Number 251 Greys Road**  
The existing and proposed dwelling have side to back relationships with the immediate neighbour to the north with approximately 16 metres separating dwellings. *Part 2 Section 7* of the SODG suggests a minimum distance between dwellings arranged back to side of 12 metres. The proposed development accords with this. There are no first floor side facing windows across the northern elevation of the proposed dwelling which might result in any overlooking into the adjoining site to the north.
- 6.17 Given the scale, design and position of the proposed dwelling, I do not consider that the proposed development would result in any material harm to the amenity of the neighboring properties in terms of light, outlook or privacy.
- 6.18 **Access and Parking**  
The proposal includes the upgrading of the existing vehicular access at the site, good sized gardens to the front of the dwelling with indicative areas of hardstanding and attached garages providing onsite parking for at least two cars. The proposed layout provides adequate onsite parking for the new dwelling, compliant with Oxfordshire County Councils Parking Standards for new residential development and the JH&H Neighbourhood Plan. Having reviewed the information submitted, the Highways liaison officer raises no objections to the proposed development subject to the attached conditions. In light of this, I do not consider the proposed development would result in any risk to highways safety.
- 6.19 **Drainage**  
Having reviewed the information submitted, the council's drainage engineer raises no objections to the development subject to the attached conditions, requiring the submission of full foul and surface water drainage schemes.
- 6.20 **Biodiversity**  
The council's ecologist raises no objections to the proposal subject to the attached biodiversity enhancement compliance condition commenting, *'this application is supported by an ecological report which brings together the findings of a PEA, PRA and bat emergence surveys. The existing dwelling was assessed as having a low suitability for roosting bats, triggering the requirement for further survey. Whilst the single bat emergence was undertaken in September, which is outside of the recommended timings provided in best practice, the temperature and weather mean that the results of the survey are likely accurate. As such, in this particular instance, I do not consider this to be a material limitation to the survey. This being the case, I am satisfied that the proposed development will not adversely impact protected species and the recommended in the report will deliver a net gain for biodiversity'*.

In light of the views expressed above, I am satisfied that the proposed development complies with policies ENV3 of the SOLP and EN1 of the JH&HNP which seek to protect and enhance the local wildlife population.

**6.21 Carbon reduction**

To ensure high standards of sustainable design and construction in accordance with Policy DES10 of the SOLP, at the agreement of the applicant this recommendation is subject to pre-commencement condition 7 : *Sustainable design and construction* which, requires the submission of an energy statement demonstrating how the development will achieve at least a 40% reduction in carbon emissions compared with code 2013 Building Regulations and details of how this will be monitored through the construction process.

**6.22 Other material planning considerations**

None

**6.23 Community Infrastructure Levy**

The proposed development is liable to pay CIL as the net increase in residential floor space exceeds 100m<sup>2</sup> and results in the net gain of one dwelling. The applicants have assumed liability.

**6.24 Pre-commencement conditions**

The pre commencement conditions within the recommendation (Nos. 3, 4, 5, 6 and 7) have been agreed.

**7.0 CONCLUSION**

7.1 The proposal complies with the relevant Development Plan policies and, subject to the attached conditions, the proposed development would be acceptable in terms of its relationship to the character of the existing site, green and suburban character of the surrounding area and the wider settlement. It is also acceptable in terms of its impact on neighbouring amenity, targets for carbon reduction, biodiversity, highways safety, flooding and pollution of the water sources.

**8.0 RECOMMENDATION**

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

- 1 : Commencement within 3 years**
- 2 : Development in accordance with the approved plans**
- 3 : Landscaping (incl hardsurfacing and boundary treatment) details to be agreed**
- 4 : Surface water drainage works details to be agreed**
- 5 : Foul drainage works to be agreed**
- 6 : Sample materials to be agreed**
- 7 : Sustainable design and construction details to be agreed**
- 8 : Ridge Heights and levels as shown on the plans**
- 9 : Rooflights to be flush fitting**
- 10 : Rooflights on south elevation to have obscure glass or be at least 1.7m above floor level**
- 11 : Existing vehicular access to be improved**
- 12 : Vision splays to be provided**
- 13 : Parking & Manoeuvring Areas Retained in accordance with the approved plans**
- 14 : No Garage conversion into accommodation**
- 15 : Development in accordance with the ecological appraisal**
- 16 : Withdrawal of Permitted Development rights for outbuildings**

**17 : Withdrawal of Permitted Development rights for walls, fences etc**

**18 : Withdrawal of Permitted Development rights for extensions and alterations to the dwelling**

**Author:** Caitlin Phillpotts

**Tel:** 01235 422600

**Email:** [Planning@southoxon.gov.uk](mailto:Planning@southoxon.gov.uk)

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