

APPLICATION NO.	P22/S1193/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	28.4.2022
PARISH	SHIPLAKE
WARD MEMBERS	Leigh Rawlins & David Bartholomew
APPLICANT	Mr Julian Glasspole
SITE	Willows Reach, Mill Lane Lower Shiplake, RG9 3LY
PROPOSAL	Variation of condition 2 (approved plans) - two additional shipping containers for storage and associated roof/wall amendments to suit on planning application P18/S1837/HH. (As amended by plans received 28 November 2022 to render the exterior of containers).
	Demolition of existing mono-pitched gymnasium, erection of replacement flat roof gymnasium to match the architectural style of the main house and garage building. Replacement front boundary treatment from close boarded timber fence to rendered blockwork with new vehicular gates.
OFFICER	Marc Pullen

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This report sets out the justification for officers' recommendation to grant planning permission having regard to the development plan and any other material planning considerations.
- 1.2 The application seeks planning permission to vary a previous planning permission (reference P18/S1837/HH) to site two storage containers within the curtilage of the property, Willows Reach. The containers will be externally clad to match the appearance of the property. This application is part retrospective as the containers have already been placed on site but they have not yet been externally clad.



Figure 1 - Container 1 – to the front of the site along Mill Lane beside the existing garage.



Figure 2 - Container 1 - to the front of the site along Mill Lane beside the existing garage



Figure 3 - Container 2 - behind gymnasium



Figure 4 - Container 2 - behind gymnasium

- 1.3 This application is referred to planning committee at the call-in request of Councillor Bartholomew. Reasons: Impact on character of the area, inappropriate design, appearance and layout and conflict with local policies.

Commentary on call-in - It can be seen that over time, the original intention has changed completely, resulting in an overly large building, out of keeping with the sensitive riverside location. Adding render to cover up shipping containers cannot be seen as good design and it further increases the size of the already overlarge building. (In particular, the front shipping container would become an ugly grey block directly abutting the Thames Path).

- 1.4 The application site (which is shown on the OS extract attached as **Appendix A**) lies on the edge of Shiplake settlement. The site lies along the River Thames and the railway line. The site lies within Flood Zone 3. It does not lie within any special land designation.
- 1.5 Reduced copies of the plans accompanying the application are attached as **Appendix B**. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 Full copies of the representations are available on the Council's website at www.southoxon.gov.uk under the planning reference number.

Shiplake Parish Council – Object

- Contrary to policies SV8 and SV10 settlement character in our neighbourhood plan as they are totally out of character
- The works appear to be retrospective

Network Rail – No objections

SGN Plant Protection Team – General guidance for gas/electric lines

CPRE South Oxfordshire District Committee – Object

- The Committee of South Oxfordshire District of CPRE objects to the siting of two shipping containers on this site. One is situated immediately adjacent to Mill Lane, part of the Thames Path National Trail, and is clearly visible. The other can also be seen from the trail through the arches of the railway bridge. Such containers are unsightly and will detract from the enjoyment of users of this popular National Trail.
- CPRE is supportive of neighbourhood planning and fully supports the objection of Shiplake Parish Council. We trust that permission will be refused and that the containers will be removed from the site.

Neighbours - No Strong Views (1)

- It could be argued that the containers are not in keeping with the experience and attractiveness of walking along Mill Lane and could have a negative impact on those enjoying the Thames Path. However, the National Trails team have not had any specific complaints concerning the containers but would request the Shiplake Policy be given consideration

3.0 **RELEVANT PLANNING HISTORY**

3.1 [SE22/53](#) - (Ongoing)

Non-compliance with planning permission P18/S1837/HH and condition 2 including the siting of a container

[P18/S1837/HH](#) - Approved (26/07/2018)

Demolition of existing mono-pitched gymnasium, erection of replacement flat roof gymnasium to match the architectural style of the main house and garage building. Replacement front boundary treatment from close boarded timber fence to rendered blockwork with new vehicular gates.

[P18/S3710/FUL](#) - Approved (01/04/2019)

Variation of condition 2 - approved plans on application ref P17/S2985/FUL (Demolition of existing dwelling and erection of replacement dwelling) to increase overall building height, infill extension to the north side of the ground floor and to the south side of the first floor, infilling the existing structure to the side of the requested visual screen.

[P18/S1092/FUL](#) - Approved (23/05/2018)

Variation of condition 2 (approved plans) of planning permission P17/S2985/FUL (Demolition of existing dwelling and erection of replacement

dwelling) to increase overall building height and add a window to the front and side elevations.

[P17/S2985/FUL](#) - Approved (02/02/2018)

Demolition of existing dwelling and erection of replacement dwelling (amendment to planning permission P15/S3912/FUL).

[P15/S3912/FUL](#) - Approved (15/02/2016)

Demolition of existing dwelling. Erection of new dwelling.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The scale and nature of the proposed development does not require an Environmental Statement.

5.0 POLICY & GUIDANCE

5.1 Development Plan Policies

South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

ENV1 - Landscape and Countryside

H20 - Extensions to Dwellings

5.2 Shiplake Neighbourhood Plan 2022

SV5 - Dwelling Extensions

SV7 - Settlement Character

SV10 - Riverside Related Development

SV23 - Special Character Area

SV24 - Building Materials/Design/Density/Layout

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

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:

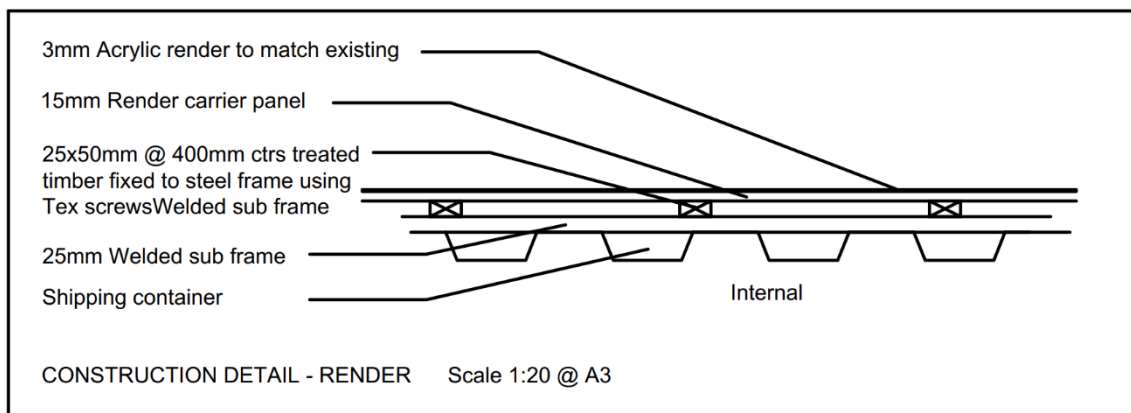
- Design and character
- Residential amenity
- Flood risk
- Other matters

6.2 Design and character

The National Planning Policy Framework (NPPF) states that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area. Policy DES1 (SOLP) advises that new development must be of a high-quality design that uses land efficiently, respects the local context working with and complementing the scale, height, density, grain, massing, type and details of the surrounding area. Policy DES2 (SOLP) seeks to ensure that all new development is designed to reflect the positive features that make up the character of the local area and should both physically and visually enhance and complement the surroundings.

6.3 The Joint Design Guide advises on extensions and alterations to dwellinghouses. Extensions should respond to and respect the character and appearance of the area and street scene. The use of building materials should match those of the existing building, have a roof form appropriate to the original dwelling and be subservient to the original dwelling.

6.4 Willows Reach is a two-storey contemporary flat-roof property finished in fibre cement boarding and render with a ply membrane roof hidden behind parapets. The design is unique within the immediate setting and the architecture of the area varies considerably. The storage containers have been placed on site already. They are prefabricated and are made of corrugated metal. The storage containers are proposed to be externally clad to match the existing dwelling with white render, as shown below:



6.5 It is officer's opinion that with the application of render, as proposed, the two storage containers would not be harmful to the site. The appearance of the containers would be in keeping with the dwelling and the storage containers themselves are small and subservient to the dwelling. In officer's opinion, with the use of render, the storage containers would not be harmful to the character or appearance of the site. Officers have recommended a condition to require the application of the proposed render within a set time period and require evidence of its application to ensure compliance.

6.6 Officers have assessed the proposed development in relation to the character appraisal of the Shiplake Neighbourhood Plan and are satisfied that the proposed development would not result in harm to the character area 4 (Riverside). Area 4 is characterised by having dwellings on large generous

plots, predominantly large, detached dwellings, elevated dwellings, substantial gaps, visible building lines and many properties with detached boathouses. Officers do not consider the proposed development is contrary to these key characteristics.

6.7 Residential amenity

Officers are satisfied that the proposed development has no impact upon the amenity of neighbours living nearby.

6.8 Flood risk

The shipping containers have been sited off the ground and house domestic storage. Officers are satisfied that the storage containers meet the standing advice set out by the Environment Agency.

6.9 Other matters

Community Infrastructure Levy (CIL)

The council's Community Infrastructure Levy (CIL) charging schedule applies to all relevant development proposals. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area and is primarily calculated on the increase in footprint created as a result of the development or net gain of residential use on site. This development would not be liable to pay toward CIL.

6.10 Intentional Unauthorised Development

The planning system allows for retrospective planning applications to be made under S.73A of the Town and Country Planning Act 1990 (as amended). The NPPF also advises that formal enforcement action, should not be taken simply to regularise unauthorised development.

7.0 CONCLUSION

7.1 Planning permission should be granted for the proposed development. The scale and design of the proposed development would be in keeping with the character of the building and the surrounding area and would not materially harm the amenity of neighbouring properties. In conjunction with the attached conditions, the proposal accords with relevant planning policy.

8.0 RECOMMENDATION

To grant Planning Permission subject to the following conditions.

1 : Commencement and implementation within 6 months

2 : Development to be implemented in accordance with approved plans

3 : Development to be implemented in accordance with materials as shown on plan

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