

APPLICATION NO.	P14/S0925/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	17.4.2014
PARISH	HENLEY-ON-THAMES
WARD MEMBERS	Mr Will Hall Mrs Jennifer Wood
APPLICANT	Ms K McMillan
SITE	58 St Marks Road, Henley-on-Thames, Oxfordshire, RG9 1LW
PROPOSAL	Erection of a two storey rear extension and front porch.
AMENDMENTS	None
GRID REFERENCE	475849/181895
OFFICER	Simon Kitson

1.0 INTRODUCTION

1.1 This application has been referred to the Planning Committee following a call-in by the local ward member.

1.2 No. 58 St Marks Road, which is shown on the OS extract **attached** as Appendix A, is a historic detached property set within a generous plot approximately 0.1ha in area. The site is within the Henley St Marks Road Conservation Area. The dwelling is constructed in brick at ground floor with render at first floor and plain clay roof tiles. The dwelling has been extended previously via a two storey side extension to the south-west elevation. Planning permission has previously been granted for a further two storey rear extension under planning permission P08/E0873 and this was subsequently renewed under P11/E1491/EX. The scheme was never implemented.

2.0 PROPOSAL

2.1 As detailed in the application submission, consent is now sought for the following:-

- a two-storey rear extension comprising two projecting gables with hipped roofs. The larger of the two gables would have a height reaching 8m to the ridge and the second gable would have a reduced width and height reaching 7.2m. The structure would extend the full width of the dwelling and would project to a distance of approximately 5m from the original rear wall.
- an area of flat roof approximately 150mm above the existing ridge line.
- a porch to the front elevation with a pitched, tiled roof.

2.2 The plans accompanying the application are **attached** as Appendix B. Full copies of the supporting documentation and consultation responses are available for inspection on the Council's website at www.southoxon.gov.uk

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Henley-on-Thames Town Council – Objection

- Overdevelopment of the site due to size of extension
- Privacy issues due to overlooking of neighbour's garden

3.2 Neighbour Objection (1)

- Overdevelopment of the site
- Out of character with other properties within the area
- Loss of sunlight/ overshadowing neighbours' garden areas and bay window

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- Privacy impact due to amount of glazing, high level windows and rooflights
- Insufficient parking provision
- Construction and boundary/ownership issues

4.0 RELEVANT PLANNING HISTORY

4.1 [P11/E1491/EX](#) - Approved (15/11/2011)

Extension of time for implementation of planning permission P08/E0873 (Erection of two storey rear extension).

[P08/E0873](#) - Approved (14/10/2008) Erection of two storey rear extension.

[P89/S0775](#) - Approved (17/01/1990)

Two storey side extension.

[P80/S0082](#) - Approved (12/03/1980)

Extension to existing garage.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy policies;

CSEN3 - Historic environment

CSQ3 - Design

5.2 South Oxfordshire Local Plan 2011 policies;

CON7 - Proposals in a conservation area

D1 - Principles of good design

D4 - Reasonable level of privacy for occupiers

G2 - Protect district from adverse development

H13 - Extension to dwelling

South Oxfordshire Design Guide 2008

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in this application are:

1. Whether the scale and design of the proposal is in keeping with the character of the dwelling, its site and the surrounding conservation area.
2. Whether there are any issues regarding the impact on neighbouring properties.

6.2 Proposed Design

The current scheme is similar to the previous approval, incorporating the same area of flat roof, rooflights and a large hipped gable, albeit with a 750mm depth increase. The second gable is a new addition, but with a similar design and roof pitch. The extension as a whole would not project beyond the building line of the adjacent property, no. 56 St Marks Road but officers consider that the proposed design would have considerably less visual bulk than the sizable extension erected at the neighbouring property.

6.3 Whilst it is acknowledged that the extensions would add a significant volume to a dwelling which has already been extended at two storey level, many of the other dwellings within the locality have also been extended well beyond their original form and the property benefits from a generous amount of amenity land to the rear, with the garden extending to approximately 60m. Given that the front elevation is of primary

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importance in preserving the special historic character of the conservation area and there would be no visibility of the proposed rear extension from public vantage points, officers are satisfied that that this aspect of the proposal would not have an appreciable impact upon the character and appearance of the wider conservation area.

- 6.4 The porch to the front elevation was discussed with the council's conservation team. This aspect of the proposal would have a modest footprint and has clearly taken design cues from many other dwellings along St Marks Road, including the two adjacent properties. Officers are satisfied that there would not be a harmful impact upon the street scene or the wider conservation area.
- 6.5 **Parking Provision**
Appendix 5 of the SOLP specifies 2+ parking spaces for a dwelling of this size. Officers are satisfied that this requirement has been met.
- 6.6 **Neighbouring Amenity**
It is noted that the proposed structure would not project beyond the building line at no. 56 St Marks Road and the majority of the south-west facing windows at that property already face the wall of no. 58. Officers are satisfied that the modest increase in depth over the previous scheme would not result in a significant impact upon this property in terms of loss of light, outlook and privacy.
- 6.7 No. 60 St Marks Road was visited during the statutory consultation period. The smaller eastern gable would project 1.64m beyond the existing single-storey extension creating a larger structure along the property boundary, contrary to the council's adopted design guidance which recommends a 3m limit. However, in this instance, the extension would be in close proximity to the neighbour's garage, as opposed to habitable living accommodation, with no significant loss of outlook from any north-east facing windows. The impact would also be mitigated by the relative height differences between the two properties. It was observed during the site visit that no. 60 is on a considerably higher level than the application property, due to the relatively steep south-west to north-east sloping road, with the result that the upper-storey side elevation windows of no.60 are higher than the ridge of no. 58 and other properties to the north.
- 6.8 Due to the orientation of the dwellings, no.58 is located to the north-east of no. 60 and loss of sunlight is not considered to be a major issue. Whilst it is accepted that the proposed extensions may cast additional shadows over part of the garden during the morning hours, officers consider that the areas of neighbouring garden most intimately associated with the enjoyment of the dwellinghouse would be largely unaffected by the proposal for the majority of the day.
- 6.9 Whilst concerns have been raised regarding the potential privacy impact of the proposal, there are existing first floor window openings at the property and, with the exception of the dormer window, the loft conversion element of the proposal would not require planning permission. As the Article 4 (2) direction only relates to development at the front elevation of the property, rear-facing rooflights and first floor windows with 'juliet' balconies i.e. with no external access, could be implemented under permitted development rights. Whilst a level of overlooking from a dormer window is inevitable, this is a common arrangement within the area and the structure would be considerably smaller than other dormers at the neighbouring properties. Subject to appropriate conditions requiring upper-storey side elevation windows and rooflights to be obscure glazed, officers contend that the privacy impact upon both neighbours as a result of the proposal would not be severe enough to warrant refusal of planning permission.

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7.0 CONCLUSION

7.1 The proposal complies with the relevant Development Plan policies and it is considered that the proposed development would be acceptable in terms of its relationship to the dwelling, its site and the surrounding conservation area. It is also acceptable in terms of the impact upon neighbouring amenity.

8.0 RECOMMENDATION

8.1 Planning Permission

1 : Commencement 3 yrs - Full Planning Permission

2 : Approved plans

3 : Matching materials (walls and roof)

4 : First floor window in the north east elevation to be glazed with obscure glass in bottom two thirds of the window

5 : Rooflights serving second floor accommodation to be positioned 1.8 metres above internal floor level

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