

<b>APPLICATION NO.</b>	<a href="#">P14/S2248/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	15.7.2014
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBERS</b>	Mrs Jennifer Wood Mr Will Hall
<b>APPLICANT</b>	Mr J Plumb
<b>SITE</b>	Land adjacent to 4 St Andrews Road, Singer Lane, Henley-on-Thames, RG9 1HP
<b>PROPOSAL</b>	Erection of single storey detached dwelling with associated parking.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	476229/182014
<b>OFFICER</b>	Mr T Wyatt

---

**1.0 INTRODUCTION**

- 1.1 This application is referred to Committee as the Officer's recommendations conflict with the views of the Town Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) forms part of the rear garden of 4 St Andrews Road, which is a sizeable detached property fronting St Andrews Road. There is an existing entrance into the site from Singers Lane, which runs alongside the rear boundary of the existing garden. Singers Lane is a narrow lane between St Marks Road and St Andrews Road. There are some dwellings fronting onto this lane but it is mainly used as a service road to access parking areas associated with the adjoining dwellings. The application site lies immediately adjacent to but outside of the Henley St Marks Road Conservation Area.

**2.0 PROPOSAL**

- 2.1 The application seeks planning permission for the construction of a single storey dwelling in the rear garden of 4 St Andrews Road. The wall forming the boundary with Singers Lane would be repositioned further back from the lane to allow two parallel parking spaces to be created. The front elevation of the dwelling would be formed by the new wall but would not contain any openings. The dwelling would have a flat sedum roof with rendered and brick faced walls. The dwelling would be provided with a private rear garden area through the erection of a new boundary between the site and the remaining garden area of 4 St Andrews Road.
- 2.2 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Henley-on-Thames Town Council – Objects due to the location being too small for the size of the development. There are issues of access and egress on the narrow entrance to Singers Lane. The flat roofed design is poor and there would be a detrimental effect on the neighbour's property.

Henley Society – Out of character flat roofed appearance, and impact on neighbouring gardens. The development would also make access to existing garages more difficult and add to traffic movements on Singers Lane.

Forestry Officer (South Oxfordshire District Council) - No objections

Highways Liaison Officer (Oxfordshire County Council) - No objections

**Agenda Item 13**  
**South Oxfordshire District Council – Planning Committee – 15<sup>th</sup> October 2014**

Neighbours – 4 letters of objection have been received:

- Overdevelopment of the site and impact on the character of the area
- Impact on neighbours through loss of privacy, and increased noise
- Building materials and design not in keeping with surroundings
- Loss of green space
- Impact on access to parking areas in Singers Lane
- Impact on highway safety
- Obstruction of Singers Lane during construction and thereafter

One letter of support has also been received in relation to the design and the addition of a small home in this part of the town.

**4.0 RELEVANT PLANNING HISTORY**

4.1 [P05/E0884](#) - Refused (19/10/2005) - Dismissed on appeal (09/08/2006)  
Erection of single storey dwelling, garage and new vehicular access.

[P05/E0532](#) – Withdrawn prior to determination on 21<sup>st</sup> June 2005.  
Erection of two storey dwelling and garage

**5.0 POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

- CS1 – Presumption in favour of sustainable development
- CSS1 – The overall strategy
- CSHEN1 – Strategy for Henley on Thames
- CSEN3 – Historic environment
- CSQ2 – Sustainable design and construction
- CSQ3 – Design

5.2 Policies of the Adopted South Oxfordshire Local Plan 2011 (SOLP):

- C9 – Loss of landscape features
- D1 – Principles of good design
- D2 – Safe and secure parking for vehicles and cycles
- D3 – Outdoor amenity area
- D4 – Reasonable level of privacy for occupiers
- D6 – Community safety
- D10 – Waste Management
- CON7 – Conservation areas
- G2 – Protect district from adverse development
- H4 – Housing sites in towns and larger villages outside Green Belt
- T1 – Safe, convenient and adequate highway network for all users
- T2 – Unloading, turning and parking for all highway users

5.3 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

**6.0 PLANNING CONSIDERATIONS**

- 6.1 The main planning considerations in relation to this application are:
1. The principle of the development
  2. The impact on the character and appearance of the site and its surroundings
  3. The impact on the amenity of neighbouring occupiers
  4. Highway considerations
  5. Other material considerations

The Principle of the Development

- 6.2 The application site falls within the built up area of Henley-on-Thames where the principle of new residential development is broadly acceptable having regard to Policy CSHEN1 of the SOCS, which allows for infill development within the town.

The Impact on the Character and Appearance of the Site and Surrounding Area

- 6.3 The proposal falls mainly to be assessed against the criteria listed under Policy H4 of the SOLP as outlined below. Other Policies of the SOLP and SOCS are relevant and are referred to as appropriate.
- i) there should be no loss of an important open space of public, environmental or ecological value and an important public view should not be spoilt.
- 6.4 The site is not a public open space and does not have any special designated environmental or ecological constraints. There are very limited public views of the site from the surrounding area, and development within the site would not form a barrier to any important public views.
- ii) the design, height, scale and materials should be in keeping with the surroundings
- 6.5 The proposed dwelling is a single storey building and has been designed so as to be effectively concealed from public view. When passing along Singers Lane, only the front elevation of the dwelling would be apparent. However, this elevation would comprise of a brick wall and would appear as a continuation of the typical boundary treatments along this section of Singers Lane. There would be little, if any, views of the dwelling itself from Singers Lane or other surrounding public land, and as such the presence of the dwelling on the site would not harm the appearance of the street scene of Singers Lane.
- 6.6 Clearly the design, height, scale and materials of the dwelling would not be in keeping with the surrounding dwellings. However, the dwelling has been designed so that it is as unobtrusive as possible on the site, and the discrepancy between the style and scale of the dwelling proposed and the surrounding two storey housing, much of which originates from the Edwardian era, would not be readily apparent. Importantly, whilst the dwelling has a contemporary design and appearance, the public facing element of the building alongside Singers Lane would retain the traditional brick appearance of the boundary walls that are common in the vicinity of the site.
- iii) the character of the area should not be adversely affected
- 6.7 The site lies adjacent to a Conservation Area and Policies CSEN3 of the SOCS and CON7 of the SOLP seek to ensure that development does not harm the character and appearance of the Conservation Area.
- 6.8 The previous proposal for a new dwelling on the site, P05/E0884, was refused and dismissed on appeal. In dismissing the appeal, the Inspector opined the impact on the character and appearance of the Conservation Area, and stated:

*Whilst reference is made to the appeal building being a simple single storey dwelling positioned behind a wall, it is clear to me that the proposal would be a new building of significant height and bulk, especially when viewed from the elevated part of Singers Lane. By introducing the proposed building in the rear garden of no. 4 and replacing a garage and outbuildings of far more modest size, there would be a significant decrease in spaciousness and harm to the local distinctive character. It would not preserve the open spaces and views that contribute to the character and appearance of this part of the conservation area.*

- 6.9 In my view the current proposal has addressed the Inspector's above concerns. The plans associated with the previous scheme are **attached** at Appendix C, and it can be seen that the previous proposal was for a substantially larger building that would have been clearly visible in views along much of the length of Singers Lane. In contrast the current proposal would not be readily apparent in these views, and would preserve the spacious appearance of the site and its surroundings when viewed from Singers Lane, including the elevated part of the lane to the south west. Consequently Officers do not consider that the proposal would have a significant impact on views from out of and in to the adjacent Conservation Area, and the setting, character and appearance of the Conservation Area would be preserved.

#### The Impact on the Amenity of Neighbouring Occupiers

- 6.10 Criterion iv) of Policy H4 of the SOLP states that there should be no overriding amenity objections, and Policy D4 of the SOLP states that all new dwellings should be laid out so as to secure a reasonable degree of privacy for the occupiers, and that development will not be permitted if it would unacceptably harm the amenities of neighbouring occupiers through loss of privacy, daylight or sunlight.
- 6.11 The proposed dwelling would lie adjacent to garaging associated with Orchard Close to the north west, and would have no significant detrimental impact on the amenities of the occupiers of the properties within Orchard Close. The rear elevation of the proposed dwelling would be approximately 18 metres from the rear elevation of 4 St Andrews Road; however, mutual overlooking is diminished to an acceptable level by the single storey design of the dwelling and screening offered by boundary treatments. This would also apply to the relationship between the dwelling and 6 St Andrews Road where the shared boundary wall would be raised to avoid any undue overlooking. There would be no loss of light or significant loss of outlook to neighbouring properties due to the low height and siting of the dwelling.
- 6.12 I have also noted that the Inspector, in dismissing the appeal in relation to application P05/E0884, did not raise any concerns about the impact on neighbouring amenity despite the previous scheme being substantially higher and also close to the boundary with 6 St Andrews Road.
- 6.13 The garden area for the proposed dwelling would be south west facing and of a sufficient size for the dwelling. The remaining garden area for 4 St Andrews Road would also be of a sufficient size to serve the needs of this property.

#### Highway Considerations

- 6.14 In dismissing the appeal relating to P05/E0884 the Inspector raised concerns about the impact on highway safety. He states in his decision notice:

*The sole vehicular access to the proposed dwelling, however, would be from Singers Lane. In my view, a new dwelling in this position would be likely to generate more vehicle movements using the substandard exit to Reading Road than would normally be the case from the rear of no. 4. Whilst I have taken into account the proposed improvement to the visibility at the entrance to the appeal site, I consider that additional vehicles using the substandard junction would create a hazard for pedestrians and vehicles using Singers Lane and Reading Road.*

- 6.15 There has been no apparent change to the physical characteristics of the junction of Singers Lane and Reading Road. However, there has been a significant change to planning policy through the publication of the NPPF. Para. 32 of the NPPF states that ‘development should only be prevented on transport grounds where the residual cumulative impacts of development are severe’. The Highway Authority does not consider that this would be the case in respect of the addition of one dwelling serving Singers Lane. It should also be noted that, although 4 St Andrews Road benefits from an access of St Andrews Road, the owner of this property could choose to use the existing access into the rear of the property from Singers Lane.
- 6.16 The proposal provides for two parking spaces, which meet the required dimensions. This level of parking is considered sufficient for the needs of the dwelling.

Other Material Considerations

- 6.17 The trees on the site are not important in terms of their contribution to the site’s appearance, and the Forestry Officer has raised no objections to the proposal.
- 6.18 Having regard to the requirements of Policy CSQ2 of the SOCS the proposal should meet Code Level 4 of the Code for Sustainable Homes and a condition to this effect is recommended. There is sufficient space for the storage of waste and recycling within the site in accordance with Policy D10 of the SOLP.

**7.0 CONCLUSION**

- 7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would respect the character and appearance of the site and the surrounding area and would not cause any significant harm to the amenities of neighbouring occupiers. In addition the proposal would not have a severe impact in respect to highway safety and convenience.

**8.0 RECOMMENDATION**

- 8.1 **To grant planning permission subject to the following conditions:**

- 1 : Commencement 3 years - full planning permission**
- 2 : Approved plans**
- 3 : Sample materials required (all)**
- 4 : Parking and manoeuvring areas retained**
- 5 : Dwelling to meet Code Level 4 of the Code for Sustainable Homes**
- 6 : Levels as on plan**
- 7 : Boundary wall with 6 St Andrews Road to be raised prior to occupation**

**Author:** Mr T Wyatt  
**Contact no:** 01491 823154  
**Email:** [planning@southandvale.gov.uk](mailto:planning@southandvale.gov.uk)

This page is intentionally left blank