

APPLICATION NO.	P14/S3494/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	11.11.2014
PARISH	SHIPLAKE
WARD MEMBER(S)	Robert Simister Malcolm Leonard
APPLICANT	Mr Jamie Smith
SITE	Ferry Cottage Lashbrook Road Lower Shiplake, RG9 3NX
PROPOSAL	Demolition of existing dwelling. Erection of new dwelling with raised decking, swimming pool and pool house. (As amended by plans accompanying agents's email dated 28th November 2014, showing changes to the north-western flank elevation of the proposed dwelling) (and as amended by revised floor plans and additional foundation detail accompanying agent's email dated 21st December 2014)
AMENDMENTS	None
OFFICER	Simon Kitson

1.0 INTRODUCTION

- 1.1 This application is referred to Committee because the case officer's recommendation conflicts with the parish council's views.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) lies outside the built-up confines of Shiplake where there are open fields separating it from the main settlement to the north-west. The existing dwelling is a historic structure, extended well beyond its original form and set within a generous plot fronting the River Thames. In 2014, a certificate of lawful development established that a sizeable outbuilding for incidental residential use can be erected within the curtilage of the property without the need for planning permission from the council.
- 1.3 The site does not fall within a designated area, but it is located wholly within Flood Zone 3.

2.0 PROPOSAL

- 2.1 As detailed in the application submission, this proposal is for the demolition and replacement of the existing dwelling. The overall height of the property would be increased by approximately 2m, in order to incorporate a void at ground floor level to allow for flooding. The dwelling would project beyond the rear building line of the existing by approximately 4m and there would be an area of raised decking extending to a depth of approximately 17m, incorporating a swimming pool enclosure.
- 2.2 A copy of the proposed plans is **attached** as Appendix B and other documentation associated with the application can be accessed via the council's website, www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Shiplake Parish Council – Objection to scale and visual impact of proposal. However, it

is acknowledged that Environment Agency consent would also be required.

Wokingham District Council - No strong views

Environment Agency (Lesley Tims & Cathy Harrison) - No strong views, subject to condition

- See detailed comments.

Countryside Access - No strong views

Countryside Officer(South Oxfordshire & Vale of White Horse) - No strong views, subject to conditions

Forestry Officer (South Oxfordshire District Council) - No strong views, subject to conditions

Neighbour Comments (7)

- Main areas of concern relate to access and construction issues

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P14/S1585/LDP](#) - Approved (16/07/2014)

Certificate of lawfulness for proposed two storey extension and single storey outbuilding.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development

CSQ3 - Design

5.2 South Oxfordshire Local Plan 2011 policies;

D1 - Principles of good design

D4 - Reasonable level of privacy for occupiers

C8 - Adverse affect on protected species

C9 - Loss of landscape features

G2 - Protect district from adverse development

H12 - Replacement 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 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 surrounding area
3. The impact on the amenity of neighbouring occupiers
4. Flood risk
5. The impact upon protected species and important landscape features
5. Other issues

Principle of development

6.2 Due to the location of the property, the principle of the proposed development is established through Policy H12 of the South Oxfordshire Local Plan 2011 (SOLP), which supports applications for replacement dwellings in such locations, subject to compliance with the following criteria:-

i) Abandonment

6.3 It is accepted that the existing property is still in use as a single family dwelling house.

ii) Importance of existing dwelling

6.4 Whilst the existing dwelling has some interesting features, it is unlisted and officers are satisfied that there are no reasonable grounds to object to its demolition on the basis of historic, visual or architectural interest.

iii) Volume

6.5 The starting point for an assessment under this criterion is that the proposed dwelling should not be materially greater in volume than the existing dwelling, taking into account permitted development rights. The sub-text of Policy H12 explains that 10% should be the limit of any increase in addition to permitted development rights. Although the applicant has incorporated the lawful proposed outbuilding into the submitted volume calculations in order to demonstrate that this limit would be met, the policy specifically excludes unattached outbuildings from the criteria and the proposed dwelling would be significantly larger than the existing.

6.6 Notwithstanding the above, officers consider that there are exceptional circumstances in this instance, given that the previous certificate at the site has established that an outbuilding of a significant size could be erected without the need for planning permission from the council, irrespective of its scale, visual impact and location within the floodplain. By contrast, the current application proposal would allow for a building design more sympathetic to its surroundings whilst incorporating some of the incidental functions previously proposed within the main dwelling. Officers consider that the current proposal would represent a more preferential arrangement and are mindful that that the council can as a condition of consent withdraw permitted development rights for future ancillary/incidental structures, in order to ensure that the council retains control over future development within a site which is highly susceptible to flooding. It is therefore considered that there is sufficient justification for a dwelling of the volume proposed.

iv) Visual Impact upon character and appearance of the area

6.6 It is accepted that the enlarged dwelling would be of a similar traditional form and design to the existing and it would utilise the current access, with little or no visibility of the proposal from within the built-up confines of Shiplake. However, it was established under the previous application that the principle elevation of the dwelling faces towards the river and as such, the main consideration would be the impact of the changes upon public views from the river and the public footpath to the south of the site.

6.7 There were some initial issues raised at the pre-application stage over the extent of raised decking and the height increase. The current proposal has sought to address the council's concerns through the submission of amended plans which have reduced the

overall height and amount of development at the principle elevation. Subsequent plans have sought to introduce additional planting in order to help further screen the enlarged dwelling from public views to the south of the site.

- 6.8 Whilst the proposed dwelling is of a comparable scale to some of the properties along the opposite riverbank and the vernacular is similar to some of the complex architectural forms and grandiose frontages further to the north, much of the area surrounding the application property comprises agricultural land and is largely devoid of built structures.
- 6.9 Nevertheless, officers have viewed the proposal from the public footpaths and private properties in Shiplake and Wargrave and note that the existing dwelling is already at odds with its immediate neighbours which are timber clad and have a simpler, more functional appearance. The current dwelling and its proposed replacement have more in common with the built form along the approach to Henley and the dwelling is arguably framed by the larger Bolney Road properties in views from the south.
- 6.10 Although the replacement dwelling would have a greater visual bulk than the existing, it would be heavily screened by the existing and proposed planting as a condition of consent and the most pronounced changes would be to the rear of the property. Officers are satisfied that only a limited part of the new structure would be visible from outside the confines of the application site and it is concluded that the proposal would not cause material harm to the overall character and appearance of the area.

Neighbour Impact

- 6.11 There appears to be a substantial distance between Ferry Cottage and the nearest residential property, Water Lilly and it is noted that amended plans were received following dialogue between the applicant and the neighbours which have addressed their concerns regarding the privacy impact of the first floor side-facing window opening. Officers are satisfied that the enlarged dwelling would not result in a material loss of light, outlook or privacy with respect to the neighbouring properties.

Flood risk

- 6.12 The location of the site within Flood Zone 3 is a significant constraint, particularly as residential buildings are classed as highly vulnerable forms of development under Environment Agency guidelines and the Technical Guidance to the NPPF. However, the property is highly susceptible to flooding and it was evident during the case officer's visit to the site that a large part of the ground floor accommodation at the dwelling had been rendered uninhabitable by flood water damage. Officers consider that the principle of raising the dwelling in order to militate against further damage to the property is acceptable, and this is a view shared by the Environment Agency (EA) during the formal consultation. A number of conditions have been suggested by the EA and these have included in the officers subsequent recommendation.

Protected species

- 6.13 The council's countryside officer is satisfied that the impact of the proposal upon the local bat population is acceptable if the works are implemented in accordance with the measures outlined within the submitted ecological report. This would be a condition of consent.

Important Trees

- 6.14 Whilst the site does not fall within a designated area and there are no Tree Preservation Orders at the site, there are a number of mature trees at the site perimeter which arguably make an important contribution to the setting of the property and would help to soften the impact of future development upon the rural surroundings. The application was accompanied by a BS standard tree survey and additional information regarding the foundation design was provided to the council's forestry officer. No objections are raised to this aspect of the proposal, subject to the works being implemented in accordance with the approved plans and tree protection details.

Other issues

- 6.15 Whilst it is noted that a number of objections have been received in relation to the practicalities of constructing a replacement dwelling, this is not a material planning consideration and officers do not consider that the council cannot reasonably place planning conditions on the proposed construction activities for this scale of development.

7.0 CONCLUSION

- 7.1 The proposal is in accordance with the relevant development plan policies and national planning policy. The proposal would not cause material harm to the overall character and appearance of the surrounding area. The proposal is also considered acceptable in terms of the impact upon the amenities of neighbouring occupiers and it would not be prejudicial to highway safety.

8.0 RECOMMENDATION

- 8.1 **That planning permission be granted subject to the following conditions:**

- 1. Commencement three years - Full Planning Permission.**
- 2. Approved plans.**
- 3. Materials as on plan.**
- 4. Bats - protection and mitigation (as on plan).**
- 5. Tree Protection (as on plan).**
- 6. Flooding – floor levels.**
- 7. Lighting levels.**
- 8. Landscaping Scheme (trees and shrubs only).**
- 9. Withdrawal of P.D. (Part 1 Class A, B & E) - no extensions, roof extensions or outbuildings.**
- 10. Code Level 4.**

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