

<b>APPLICATION NO.</b>	P14/S3846/FUL
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBERS</b>	Will Hall Jennifer Wood
<b>APPLICANT</b>	Mr Larry Clancy
<b>SITE</b>	Land to the rear of Landfall, St Andrews Road, Henley-on-Thames
<b>PROPOSAL</b>	Erection of a four bedroom detached dwelling with new access off Auton Place (plot 2)
<b>AMENDMENTS</b>	None
<b>OFFICER</b>	Emma Bowerman

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## 1.0 INTRODUCTION

1.1 The application is referred to the Planning Committee as the Officer recommendation conflicts with the views of the Town Council.

1.2 The application site is shown on the map **attached** as Appendix A. The site is part of the rear garden of Landfall, which faces St Andrews Road. The site backs onto Auton Place, which is a cul-de sac that was permitted as a back land development in the 1990's. The site is within the built up limits of Henley-on-Thames and does not fall within any areas of special designation.

## 2.0 PROPOSAL

2.1 The application seeks full planning permission for a two-storey four-bedroom dwelling with access onto Auton Place. The proposed dwelling would be of brick construction with areas of sweet chestnut cladding under a clay tile roof. A hard surfaced parking area would be provided at the front of the property and a fenced private amenity area at the rear.

2.2 There is currently an application for a second dwelling within the rear garden of Landfall, which is being considered under application reference P14/S3845/FUL. The rear garden of Landfall has been split into two plots, with this proposal labelled on the submitted plans as 'plot 2'.

2.3 A condensed copy of the plans is **attached** as Appendix B. The application is accompanied by a design and access statement and planning statement. A full copy of the plans, reports and consultation responses can be viewed online at [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

## 3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Henley-on-Thames Town Council - Considers the application should be refused as it should be considered in tandem with application P14/S3845/FUL. The two dwellings together would represent an overdevelopment. They would be against the current street scene in their design and neighbours have raised concern about the extra traffic.

3.2 County Council Highways Officer – No objection subject to conditions.

3.3 Forestry Officer – No objection subject to a condition.

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3.4 Henley Society – Commented that the combination of the footprint of two dwellings is too large for the garden area and that the increase in traffic could cause problems due to the narrowness of Auton Place.

3.5 Neighbour Representations – 8 objectors to the application. The issues of concern raised are:

- Overdevelopment in combination with plot 1
- Too close to neighbours – impact on light
- Design not in keeping with neighbours as other houses in Auton Place similar in style
- Lack of garage is out of character as other properties in Auton Place have garages
- Cramped form of development
- Disproportionate outdoor space for size of property
- Contrary to established character and density of Auton Place
- Should be restricted to one house as was the original intention for the site
- Potential for visitors to park on road due to lack of garages – potential obstruction
- Highway safety concerns around traffic generation

**4.0 RELEVANT PLANNING HISTORY**

4.1 None

**5.0 POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

5.2 **NPPF Planning Practice Guidance (PPG)**

5.3 **South Oxfordshire Core Strategy (SOCS)**

CS1 – Presumption in favour of sustainable development

CSS1 – The overall strategy

CSQ2 – Sustainable design and construction

CSQ3 – Design

CSHEN1 – Strategy for Henley-on-Thames

CSH2 - Density

5.4 **South Oxfordshire Local Plan (SOLP) 2011 saved policies**

C9 – Loss of landscape features

D1 – Principles of good design

D2 – Safe and secure parking for vehicles and cycles

D3 – Outdoor amenity space

D4 – Reasonable level of privacy for occupiers

D6 – Community safety

EP6 – Sustainable drainage

EP8 – Contaminated land

G2 – Protect district from adverse development

H4 – Housing sites in towns and larger villages outside of the Green Belt

T1 – Safe, convenient and adequate highway network for all users

T2 – Unloading, turning and parking for all highway users

5.5 **South Oxfordshire Design Guide (SODG)**

Sections 3, 4 and 5

**6.0 PLANNING CONSIDERATIONS**

6.1 The main issues to be considered are:

1. The principle of the development
2. The impact on the character and appearance of the site and the surrounding

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area

3. The impact on neighbouring properties
4. The impact on highway safety and convenience

Principle:

- 6.2 Policy CSHEN1 of the SOCS allows housing on suitable infill and redevelopment sites within Henley-on-Thames. The site is within a residential area, is closely surrounded by other buildings and in my opinion represents a suitable infill site. The proposal therefore falls to be assessed against the amenity and environmental criteria of Policy H4 of the SOLP.

Character:

- 6.3 Criterion (i) of Policy H4 of the SOLP requires that an important open space of public, environmental value is not lost, nor an important public viewpoint spoilt. The site is part of an enclosed garden and is not open to the public. The site has no particular environmental or ecological value and there are no important views across the site. On this basis, the proposal would be in accordance with the above criterion.
- 6.4 Criterion (ii) of Policy H4 requires that the, height, scale, design and materials of the proposed development are in keeping with its surroundings. The proposed dwelling would be 8.9m high. The other dwellings in the cul-de-sac are between 7.5m and 9m high and the proposal would therefore be in keeping with the neighbours. In terms of scale, the proposed dwelling would be a sizable four bedroom property and would be in keeping with the larger family dwellings that characterise this part of Henley.
- 6.5 The applicant describes the proposed dwelling as a contemporary interpretation of the vernacular. The materials proposed for the main body of the dwelling (brick and clay tile) are traditional materials that would reflect those generally used in the local area. The elements of flat roof, zinc detail over the porch area and the fenestration would create a more modern contrast. I consider that the overall appearance of the dwelling would be acceptable and although different from the immediate neighbours, would not be harmful to the character of the street scene. The lack of a garage would not be harmful to the character of the cul-de-sac. As such, I consider that the development would comply with criterion (ii) of Policy H4.
- 6.6 Criterion (iii) of Policy H4 requires that the character of the area is not adversely affected. The two storey element of the dwelling would be set in from No.8 Auton Place by 2m and a 1m gap would be retained to the other side boundary. In my opinion there would be sufficient space around the building to ensure that the dwelling would not appear cramped. The plot would have a width of 15m and although narrower than the other plots in Auton Place, would not be dissimilar to many plot widths in the surrounding area and in my opinion would not be harmful to the character of the area.
- 6.7 The frontage would be mainly hard surfaced but the submitted plans show landscaping at the front and this would help soften the development. The plot would be of sufficient size to accommodate at least 2 cars. The rear garden would be well in excess of the 100 square metre amenity size standard in the SODG.

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- 6.8 The proposed dwelling would be seen in context with the other dwelling proposed within the rear garden of Landfall, on 'plot 1'. These two dwellings would have a density of 20 dwellings per hectare (dph). The rest of Auton Place has a lower density of 13.3 dph. Policy CSH2 of the SOCS requires a minimum density of 25 dph unless this would have an adverse effect on the character of the area. Although a higher density than the rest of Auton Place, the density would be low in comparison to the usual requirement of 25 dph and I do not consider that the development would appear overly cramped or would be detrimental to the character of the area.
- 6.9 On the basis of the above assessment, I do not consider that the proposal would result in an overdevelopment and would also be acceptable in combination with the proposal on plot 1. In my opinion the development would have an acceptable impact on the character of the site and surrounding area, in accordance with criterion (iii) of Policy H4 and the other policies that seek to protect the character of the area, including Policies G2 and D1 of the SOLP and Policy CSQ3 of the SOCS.

Neighbours:

- 6.10 Criterion (iv) of Policy H4 requires that there are no overriding amenity objections. The proposed dwelling would be located alongside No.8 Auton Place and the main body of the proposed dwelling would be 5.5m from the side elevation of this neighbour. Given the layout of this neighbour and the position of the building in relation to this neighbouring property, I consider that the proposal would have an acceptable impact on this neighbour in terms of light and outlook.
- 6.11 With regards to privacy, the proposed dwelling would have a first floor window facing towards No.8 Auton Place. I have recommended a condition requiring this to be obscure glazed and restricted in terms of opening, to ensure that the development would not overlook the garden area immediately to the rear of this neighbour. The view from the rear windows into the rear garden of No.8 would be oblique and would be a standard relationship for two properties alongside each other.
- 6.12 With regards to the impact on the existing property at Landfall, the proposed dwelling would meet the council's back to back separation distance of 25m and would not result in any adverse overlooking of this neighbouring property. I also consider that the proposal would have an acceptable relationship with the dwelling proposed on plot 1. As such, I consider that the development would be in accordance with Policies H4 and D4 of the SOLP.

Highways:

- 6.13 Criterion (iv) of Policy H4 also requires there to be no overriding highway objections. Policies D1, D2, T1 and T2 of the SOLP also require an appropriate parking layout and that there be no adverse impact on highway safety. The site would accommodate at least two parking spaces, which would accord with the council's standards. The County Council Highways Officer has considered the representations made by neighbouring properties and is of the view that the development would provide an appropriate parking layout and would not be prejudicial to highway safety.
- 6.14 A number of local residents have commented that the proposal should incorporate a garage to encourage more vehicles to park within the site and to reduce the potential for parking on street. The council has no particular policy that requires garages to be provided for new houses and I do not consider that it would be reasonable to insist that a garage to be provided in this instance. I do not consider that the proposal would result in any particular conflict with pedestrians or other road users and in my opinion it complies with the above policies.

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Other matters:

- 6.15 The proposed development would require the removal of a section of the hedge adjacent to Auton Place. It is not of sufficient quality to be considered as a constraint to the development. A section of the proposed new drive and parking area would be within the root protection area of the tree shown for retention at the front of the site. To achieve this without causing root damage to the tree, this section of the drive would need to be constructed using a No Dig method (e.g. a cellular confinement system). The submitted landscaping plan would provide some screening and softening of the new dwelling in time.
- 6.16 In accordance with Policy CSQ2 of the SOCS, I have recommended a condition requiring the new dwelling to meet Code Level 4 of the Code for Sustainable Homes. There would be sufficient space on site to incorporate appropriate storage for waste and recycling on site, in accordance with Policy D10 of the SOLP. As the site forms part of an existing garden I do not consider that it would be reasonable to request a contaminated land assessment.

**7.0 CONCLUSION**

- 7.1 This proposal represents an appropriate infill development within a settlement where the principle of additional residential development is acceptable. The proposed dwelling would be of an appropriate design and would be of a scale suitable to the size of the plot. The development would not detract from the character and appearance of the site, would not be unneighbourly and would not be prejudicial to highway safety and convenience. Furthermore, the proposal would be acceptable in combination with the development of the other side of the rear garden of Landfall proposed under application ref P14/S3845/FUL. As such, the application is recommended for approval.

**8.0 RECOMMENDATION**

**That planning permission is granted for the development contained in planning application P14/S3846/FUL subject to the following conditions:**

- 1. Commencement should be within three years - Full Planning Permission.**
- 2. Development to be as shown on approved plans.**
- 3. Materials to be submitted and approved in writing by the LPA.**
- 4. First floor en-suite window in west elevation to be obscure glazed with fan lights.**
- 5. Dwelling to meet Code Level 4 of the Code for Sustainable Homes.**
- 6. Parking and turning areas to be as shown on approved plan.**
- 7. No surface water drainage permitted on to highway.**
- 8. New access to be in accordance with specifications.**
- 9. Vision splays to be provided at the access.**
- 10. Details of no dig driveway to be submitted and approved.**
- 11. Landscaping plan to be submitted and approved.**

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