

APPLICATION NO.	P14/S3915/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	10.12.2014
PARISH	HENLEY-ON-THAMES
WARD MEMBERS	Joan Bland Elizabeth Hodgkin
APPLICANT	Mr G Fielding
SITE	The Pines, Lambridge Wood Road, Henley-on-Thames, RG9 3BP
PROPOSAL	Retrospective application to replace existing perimeter fence and create entrance to Lambridge Wood Road with brick wall, pillars and metal fencing (in association with planning permission P12/S3071/FUL for a new dwelling). Revision to planning permission P13/S3809/FUL
AMENDMENTS	None
OFFICER	Simon Kitson

1.0 INTRODUCTION

1.1 This application is referred to Committee as the officers' recommendation conflicts with the views of Henley Town Council.

1.2 This application relates to the boundary treatment for an existing property (shown on the OS extract **attached** as Appendix A) towards the northern end of Lambridge Wood Road. In 2013, planning permission was granted for a replacement dwelling and in 2014 permission was granted for a new boundary wall, access gates and pillars.

1.3 The site does not fall within a designated area.

2.0 PROPOSAL

2.1 Following the previous planning permission for the boundary wall, the development was not built in accordance with the approved plans and retrospective consent is now sought for variations to the approved scheme. The main changes would comprise:

- The replacement of areas of railing with facing brickwork
- Variations in height to account for changes in ground levels
- Variations in position of access gates to front and side entrances
- Additional planting to front of wall

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.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Henley Town Council – Object

- The new wall is too large and imposing in this area. It should remain as originally agreed.

The Henley Society (Planning) – Object

- The new wall is out-of character with the area

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Neighbours – 6 letters of objection.

- The wall is overly large within the street scene, with a dominant appearance more suited to a penal institution
- This form of boundary treatment would not accord with the other properties in the locality. These are predominantly open-fronted or fronted by high hedges
- The railings should be reinstated as they would help soften the appearance
- Development should be carried out strictly in accordance with the approved plans
- Highway issues

Neighbours - One letter expressing the view that the wall is too high but that planting has helped

4.0 RELEVANT PLANNING HISTORY

4.1 [P13/S3809/FUL](#) - Approved (04/03/2014)

Replace existing perimeter fence and create entrance to Lambridge Wood Road with brick wall, pillars and metal fencing (in association with planning permission P12/S3071/FUL for a new dwelling).

[P12/S3071/FUL](#) - Approved (11/02/2013)

Demolition of existing dwelling. Erection of new dwelling with new vehicular access (As clarified by Ecological Report accompanying agent's e-mail of 7 February 2013).

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy policies;

CSQ3 - Design

5.2 South Oxfordshire Local Plan 2011 policies;

D1 - Principles of good design

G2 - Protect district from adverse development

H13 - Extension to dwelling

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

National Planning Policy Framework Planning Practice Guidance

6.0 PLANNING CONSIDERATIONS

6.1 The main issue in this application are:

1. Whether the scale and design of the proposal is in keeping with the character of the site and the surrounding area.

Proposed Design

6.2 It is noted that there were no objections to the previous application for a boundary wall and the Town Council recommended approval.

6.3 The new boundary treatment replaces a hedge of a considerable height with a built structure reaching approximately 2.2m at each section and 2.65m at the piers. Although the overall heights are similar to the original approval, the coping stones for the approved

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wall section ended at 1.9m, with railing above and these parts have been replaced with facing brick under the current scheme. As detailed on the submitted plans, two sections of railing at the south-west boundary have also been constructed in brickwork.

- 6.4 Whilst it is accepted that the wall undeniably has had an impact upon the street scene, the properties within the locality are generally bespoke in appearance and there is significant variation in plot sizes, landscape features and boundary treatments. Officers consider that the impact upon the overall character of the wider Lambridge Wood Road area of Henley is limited and the main variations to the design are largely cosmetic changes, resulting in extra courses of brickwork but no material increase in the overall height. The new brickwork panels within the side access to the property would only be visible from a limited stretch of the highway and the most prominent section of railing on the bend at the southern approach to the site has been left intact, helping soften the impact of the development. As such, officers consider that the amendments do not result in a significantly greater level of visual harm than the approved scheme.

Highways Impact

- 6.5 Lambridge Wood Road is a relatively quiet residential cul-de-sac with considerably fewer high-speed traffic movements than elsewhere within Henley. The principle of a new access was established under the previous applications and officers do not consider that the minor repositioning of the entrance would be prejudicial to highway safety.

Enforcement

- 6.6 Whilst the wall as built currently represents a breach of planning control, the Council's Enforcement team have investigated the departure from the approved plans and have concluded that it would not be expedient for the council to pursue formal enforcement action. The closure report for the investigation is **attached** as Appendix C. It is now proposed to regularise the situation through the grant of planning permission.

7.0 CONCLUSION

- 7.1 The proposal complies with the relevant Development Plan policies and it is considered that the proposed alterations to the approved boundary would not result in a harmful impact upon the character of the dwelling, its site and the surrounding area.

8.0 RECOMMENDATION

8.1 To grant unconditional planning permission

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