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| APPLICATION NO. | P15/S1166/FUL |
| APPLICATION TYPE | FULL APPLICATION |
| REGISTERED | 17.4.2015 |
| PARISH | HENLEY-ON-THAMES |
| WARD MEMBER(S) | Lorraine Hillier Stefan Gawrysiak Joan Bland |
| APPLICANT | Oraclemarker Ltd |
| SITE | White Lodge, Normanstead, Henley-on-Thames, RG9 1XR |
| PROPOSAL | Demolition of existing dwelling and erection of new house and garage |
| AMENDMENTS | None |
| GRID REFERENCE | 475836/181976 |
| OFFICER | Simon Kitson |

1.0 **INTRODUCTION**

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

1.2 White Lodge (which is shown on the OS extract **attached** as Appendix A) is a detached dwelling erected in the early 1960s and set within a generous plot of approximately 0.13ha. The current dwelling is located towards the north-west site boundary, with an extensive grassed area to the southern portion of the site, and distinctive high hedging at the shared boundary with some of the neighbouring properties. A mature Horse Chestnut tree at the corner of the site is covered by a Tree Preservation Order (TPO).

1.3 The site does not fall within a designated area.

2.0 **PROPOSAL**

2.1 As detailed in the application submission, this proposal seeks full planning permission for the demolition of the existing dwelling and its replacement with a larger 4-bed structure towards the centre of the site, with an integral garage and off-street parking.

The approximate key dimensions are as follows:-

- Main dwelling footprint: 194 sq.m.
- Single storey 'extension' footprint: 63 sq.m
- Garage footprint: 60 sq.m.
- Main dwelling height: 5.6m to eaves/ 8.6m to ridge

2.2 A copy of the proposed plans is **attached** as Appendix B. The consultation responses and supporting documentation can be viewed on the council's website at: www.southoxon.co.uk

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Henley-on-Thames Town Council – Objection

- Overdevelopment
- Loss of privacy/ overlooking
- Out of character with surrounding area

The Henley Society (Planning) – Objection

- Overbearing and out-of-character with area

Highways Liaison Officer (Oxfordshire County Council) - No objection, subject to conditions

Countryside Officer(South Oxfordshire & Vale of White Horse) - No strong views

Health and Housing – No strong views, subject to receipt of contaminated land questionnaire

Neighbour Object (5)

- Inadequate access
- Potential increase in the number of cars at the property
- Potential overlooking
- Impact upon street scene and tranquil character of the area
- Issues associated with construction traffic
- Issues associated with removal of mature tree within the site

Neighbour No Strong Views (3)

- Some comments raised regarding overlooking and potential mitigation measures

4.0 RELEVANT PLANNING HISTORY

4.1 None relevant to current proposal.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy policies;

CS1 - Presumption in favour of sustainable development

CSHEN1 - The Strategy for Henley-on-Thames

CSQ3 - Design

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

C8 - Adverse affect on protected species

C9 - Loss of landscape features

D1 - Principles of good design

D3 - Outdoor amenity area

D4 - Reasonable level of privacy for occupiers

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

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 as follows:-

- the impact of the design, height, scale and materials upon the character of the site, the street scene and the wider area;
- the ecological and landscape impact;
- the impact upon neighbouring amenity, in terms of light, outlook and privacy
- the impact upon the highway network, in terms of highway safety, access and parking provision.

Scale and design

6.2 It is accepted that the proposed dwelling would represent a significant increase in the built footprint within the site and the dwelling would undeniably be a more imposing structure within the street scene. However, it should be noted that this is not a designated area and the site falls within the built-up confines of Henley. Under Policy H4, against which this proposal needs to be assessed, the scale and design of the new dwelling would need to be broadly in keeping with the surroundings and not adversely affect the surrounding character.

6.3 Although it would have a larger footprint than the adjacent properties, the dwelling would be set in a larger plot than the majority of the other sites within Normanstead and it would retain a generous amount of private amenity space. Furthermore, the level of plot coverage within the developable portion of the site is around 26%, considerably less than the 45-50% maximum recommended within section 3.2.8 of the SODG and similar to most of the neighbouring dwellings. Officers do not consider that the proposal would be at odds with the council's adopted design standards and it would not conflict with SOLP Policy D3 in terms of its impact upon the general grain of development within the locality.

6.4 Notwithstanding the above points, it is fully accepted that the immediately adjacent dwellings have less visual bulk and a less conspicuous appearance than the proposed design. However, the part of the proposed dwelling which reaches a full two storeys is towards the centre of the site, with a reasonable degree of separation from the neighbouring properties and there should be regard to the general variety in built form within the wider locality, which includes a more grandiose form at Normanstead House and a flat-roofed modern replacement dwelling under construction at Appletree Lodge (**attached** as Appendix C).

6.5 It is also a material consideration that the dwelling would be located towards the end of a private residential cul-de-sac and there would be limited visibility from public vantage points. Conditions are recommended requiring the retention of all boundary treatments within the site and this would help to soften the impact of the proposal upon its surroundings.

Neighbouring amenity

6.6 It is noted that a number of neighbour comments and objections to the proposal have been received, from the immediate neighbours and some of the properties to the rear of the site at The Close.

- 6.7 Whilst the larger dwelling would be visible from the garden area at Rose Cottage to the south-east, there would be a reasonable distance of 13m between the first floor of the two properties and the south-east facing first floor window would be obscure glazed. Whilst the ground floor windows would be around six metres from the boundary, the potential for overlooking appears to be mitigated by the existing boundary treatment. Provided that this is retained, officers do not consider that the proposal would cause material harm to the amenity of this property.
- 6.8 With regard to the properties at The Close, there would be a distance of more than 25m separating the proposed dwelling and each of the affected properties, in accordance with the council's adopted standards set out in the SODG. The potential for overlooking the neighbours' gardens is mitigated by the intervening distance between the first floor windows of the proposed dwelling, the height of the rear boundary wall and the high hedging which obscures the view of the proposal from a number of properties towards the south of the site. Officers do not consider that there is likely to be a significant loss of sunlight to the neighbouring properties or a material loss of outlook from any of the neighbour's windows serving living accommodation.

Access and Parking

- 6.9 The proposal would incorporate adequate parking provision in accordance with SOLP 2011 Policies D2, H4(iv), T1 & T2. Given the characteristics of the carriageway, vehicular traffic and speeds are likely to be low and there is an existing driveway at the property. The Highway Authority raise no objection to the proposed access and parking arrangements, subject to conditions which include the retention of the proposed garage accommodation.

Ecological and Landscape

- 6.10 The council's Ecologist does not object to the proposal on the basis that there is a low probability of bat habitats being disturbed. If the committee are minded to approve the application, an informative will be added reminding the applicants of their responsibilities under EU legislation.
- 6.11 It is noted with regret that a mature tree of significant amenity value was felled at the early stages of the application process. However, the mature Horse Chestnut tree is now protected and on the Forestry Officer's recommendation, it is proposed to add a general tree protection condition requiring a construction exclusion zone for all retained trees within the site.

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. Subject to the attached conditions, the proposal is also considered acceptable in terms of the impact upon the amenities of neighbouring occupiers 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 of development within three years.**
- 2. Development in accordance with the approved plans.**
- 3. Schedule of materials to be agreed.**
- 4. Turning area and car parking as per plans.**
- 5. Hardsurfacing to comply with SuDS (sustainable drainage) detail.**

6. Obscure glazing to south-east first floor windows.
7. No garage conversion into accommodation.
8. Tree protection details to be agreed.
9. Preserve trees, shrubs and hedges within the site.
10. Boundary treatment to south west boundary- details to be agreed.
11. Withdrawal of permitted development rights for extensions.

Bat informative.

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