

<b>APPLICATION NO.</b>	<a href="#">P15/S1209/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	22.4.2015
<b>PARISH</b>	SHIPLAKE
<b>WARD MEMBER</b>	Paul Harrison
<b>APPLICANT</b>	Mr & Mrs J Regan
<b>SITE</b>	Randall House (and land adjacent), Mill Road, Lower Shiplake, RG9 3LP
<b>PROPOSAL</b>	Change of use of adjoining paddock land to domestic recreational use and erection of a detached double garage with store/hobby room over. Erection of a single storey porch extension, part single storey and part two storey rear extension and the re-cladding of the walls of the existing house in painted render and horizontal timber boarding and repositioning of vehicular access (Two storey rear extension reduced in depth and detached garage reduced in height and roof design altered as shown on amended plans received 19th June 2015).
<b>AMENDMENTS</b>	One – as described above
<b>OFFICER</b>	Paul Lucas

**1.0 INTRODUCTION**

1.1 This application is referred to the Planning Committee as a result of a conflict between the officers' recommendation and the views of Shiplake Parish Council.

1.2 The application site is identified at **Appendix 1** and comprises a residential plot occupied by a two storey detached dwelling with an integral garage and the northern segment of an adjoining paddock measuring about 185 square metres. The remainder of the paddock measures about 850 square metres. The dwelling is constructed of red bricks and clay tiles. It is bordered to the north by Baskerville Lodge, a similar two storey dwelling that has been significantly extended at the rear. There are other detached dwellings on the western side of Mill Road. The site is located on the eastern side of Mill Road within the built up confines of the village of Lower Shiplake. The majority of the site lies within Flood Zones 2 and 3. There are no other special designations on this site.

**2.0 PROPOSAL**

2.1 The application seeks full planning permission for the change of use of a northern strip of the paddock into extended garden land serving Randall House. A double garage with a store/hobby room over would be erected on part of this land, with a small part of the garage lying within the existing garden. The existing hedge and some young trees forming the existing boundary between the garden and the paddock would be removed and a new hedge planted along the proposed new boundary between the extended garden and the paddock. The existing access to the integral garage at the northern end of the plot would be closed off and replaced with a new access at the southern end directly in front of the new garage. The dwelling would be extended in the form of a part single-storey part two-storey extension at the rear and a single storey canopy extension at the front to form a new covered porch entrance. The plans also show that the integral garage would be converted into a sitting room, although planning permission is not specifically required for that element.

- 2.2 The application was amended to reduce the depth of the two-storey rear extension and to reduce the height of the detached garage and alter its roof design. A copy of the current plans is attached at **Appendix 2** whilst 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 **Shiplake Parish Council** – Objection to both original and amended plans, for the following reasons:

- Increase in ground footprint of about 110 square metres in known flood-prone area backing onto the Lashbrook, as demonstrated in winter 2013, where the cumulative impact of such extensions could have a significant 'knock-on' impact on local flooding consequences.
- Scale and bulk of extension resulting in overbearing impact on neighbours' properties.

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

**Neighbours** – One representation of objection, summarised as follows:

- Rear extension too large
- Aesthetic appearance of paddock fits in with the character of Mill Road and should be preserved as existing

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P87/S0518 - Approved

Extension to side for double garage with bedroom and bathroom over. Single storey extension at rear for family room, kitchen and utility rooms. New porch.

Planning applications for new residential development on the paddock refused several times from the mid 1970's to the mid 1990's.

[P13/S2939/HH](#) – Approved

Erection of two storey rear extensions and single storey side extensions to the adjacent dwelling, Baskerville Lodge. A copy of these plans are shown at **Appendix 3**.

5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development

CSB1 - Conservation and improvement of biodiversity

CSEN1 - Landscape protection

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

D2 - Safe and secure parking for vehicles and cycles

G2 - Protect district from adverse development

H13 - Extension to dwelling

H18 - Change use of agricultural land to residential land

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

T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008 – Sections 3, 5 & 6

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

The policies within the SOCS and SOLP 2011 of relevance to this application are considered to be in general conformity with the provisions of the NPPF and therefore this application can be determined against these relevant policies.

6.0 **PLANNING CONSIDERATIONS**

6.1 The planning issues that are relevant to this application are whether the development would:

- be in keeping with the character and appearance of the original dwelling and the surrounding area;
- safeguard the living conditions of neighbouring residential occupiers;
- result in an acceptable level of off-street parking spaces for the resultant dwelling;
- leave sufficient outdoor amenity space for future occupiers; and
- include adequate flood resilience measures.

Visual Impact

6.2 Criterion (i) of Policy H18 of the SOLP 2011 explains that the extension of residential gardens should not have a detrimental effect upon important gaps within settlements. The extension to domestic garden land would involve the change of use of a relatively thin strip of the adjoining paddock, amounting to about 18% of the land, subservient to the original plot of Randall House. The paddock is well screened from Mill Road to the east by the established hedge planting along the roadside and therefore the change of part of it to domestic land would not be highly visible in the street scene. The majority of the paddock would continue to be retained as a feature of Mill Lane to the benefit of the appearance of the locality. In discussions, the Council's Forestry Officer raised no objection to the loss of some of the small trees along the existing boundary. A replacement hedgerow is indicated on the plans to form the new boundary between domestic and paddock land.

6.3 Criterion (ii) of Policy H13 of the SOLP 2011 requires that the scale and design of proposed extensions and ancillary buildings is in keeping with the character of the dwelling and the site and with the appearance of the surrounding area. Section 6 of the SODG 2008 recommends that extensions should complement the form and character of the original house. Section 3 of the SODG 2008 recommends that ancillary buildings should be set back from the road frontage. The single storey front extension would be a modest alteration to the front elevation of the dwelling. The rear extension would be more significant, but nonetheless the two storey element would only span about half of the existing rear elevation of the dwelling and would be set in by several metres from the site boundaries. As such, it would be sufficiently subservient to the scale and footprint of the existing dwelling. The extension would not be noticeable in views along Mill Road from the north due to being at the rear and the intervening position of Baskerville Lodge. The extension would be visible in some views along Mill Road from the south across the paddock. However, it would be seen in the context of the original dwelling with the proposed garage in the foreground and the views would be partially filtered by the height of the roadside hedge. In overall terms, the extension would not have a level of prominence as to detract from the character and appearance of the surrounding area. It is also a relevant planning consideration that extensions of similar scale have been granted planning permission at the rear of Baskerville House. The change in the external materials of the dwelling from red brick to a mixture of painted render and timber painted weatherboarding would also be acceptable, given that there is some variety in the appearance of dwellings along this part of Mill Road.

- 6.4 Although it would be built mostly on land currently belonging to the paddock, the proposed garage would be set well back from the street frontage and would be closely related to the existing dwelling. It would be subservient to the existing dwelling in both width and height and would be no deeper than the proposed rear extension. The external materials would consist of timber weatherboarding and clay roof tiles, which would be appropriate for an ancillary building of traditional proportions. In the light of the above assessment, the proposed development would be in keeping with the character and appearance of the existing dwelling and the surrounding area in accordance with the above criteria and guidance.

Neighbour Impact

- 6.5 There is no public access across the site, so no other countryside users would be affected by the change of use of the paddock to domestic recreational land, in accordance with criterion (ii) of Policy H18 of the SOLP 2011. Criterion (iii) of Policy H13 of the SOLP 2011 requires that proposed extensions do not harm the residential amenity of occupants of nearby properties. Section 6 of the SODG 2008 recommends that a proposed extension should not lead to an oppressive or overbearing impact, which would be harmful to the amenity of occupiers of nearby neighbouring dwellings. Although positioned due south of Baskerville Lodge, the ridge of the two storey rear extension would be set in from the boundary with this neighbouring property by about 8 metres. This means that the extension would not cause significant overshadowing or unduly enclose the rear of Baskerville Lodge. The footprint of the single storey rear element close to the boundary would be broadly level with the footprint of the closest part of the adjoining property. As such, there would be no significant loss of light or outlook to the occupiers of Baskerville Lodge. There would be no main windows proposed facing Baskerville Lodge and the rooflights in the north-facing roof slope of the extension could be subject to a condition to ensure that they are positioned at least 1.7 metres above internal floor level. The adjoining occupiers would not suffer any undue loss of privacy and it is notable that they have not objected to the application. The garage would be positioned sufficiently away from the northern boundary so as to have no discernible impact. There are no other adjoining properties that would be affected by the proposal. On the basis of this assessment, the development would comply with the above criterion.

Access and Parking

- 6.6 Criterion (v) of Policy H13 of the SOLP 2011 requires that satisfactory parking areas are provided. There is no planning restriction requiring the retention of the garage for parking. The Highway Liaison Officer is satisfied with the proposal to block up the existing access and form a new access and that sufficient parking and turning area would be provided, subject to various highways-related planning conditions. As such, the above criterion would be complied with.

Outdoor Amenity Space Provision

- 6.7 Criterion (v) of Policy H13 of the SOLP 2011 requires that satisfactory amenity areas are provided for the dwelling. The amount of remaining garden area would still accord with the recommended minimum standard of 100m<sup>2</sup> for a dwelling of this size. The proposal would therefore comply with the above criterion.

Flood Resilience

- 6.8 For householder extensions with a footprint of less than 250 square metres that are located within Flood Zones 2 and 3, the Environment Agency do not require consultation. Instead they require a standard form to be completed, which then serves as a Flood Risk Assessment in support of the application. The extensions have a footprint of about 70 square metres and the applicant submitted the relevant form with the application, which can be found at **Appendix 4**. The form confirms that floor levels

within the proposed development will be set no lower than existing floor levels and flood proofing of the proposed development has been incorporated where appropriate. The form was completed in a similar manner for the approved extensions to Baskerville Lodge under planning permission P13/S2939/HH, which have a footprint of about 60 square metres. For that application, officers imposed a condition requiring details of a water exclusion strategy and surface water drainage to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and to be implemented prior to occupation. Given the similar scale of the proposed extensions to Randall House to those at Baskerville Lodge, it is reasonable to adopt the same approach and a similar condition is therefore recommended. There is no requirement to provide flood resilience measures for the domestic garaging, because this structure is 'floodable' and therefore would not displace significant amounts of flood water.

**7.0 CONCLUSION**

7.1 The proposed development would safeguard the character and appearance of the original dwelling and the surrounding area, would not detract from the living conditions of adjoining residents or be prejudicial to highway safety and would be incorporate sufficient flood resilience measures in accordance with Development Plan Policies, Supplementary Planning Guidance and Government Guidance.

**8.0 RECOMMENDATION**

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

1. **Commencement of development within three years.**
2. **Development to accordance with the approved plans.**
3. **Materials to be as specified on the approved plans.**
4. **Rooflights to be at least 1.7 metres above internal floor level.**
5. **New vehicular access to be formed to meet Oxfordshire County Council specifications.**
6. **Close existing access to meet Oxfordshire County Council specifications.**
7. **Parking and manoeuvring areas retained as shown on plan.**
8. **No surface water drainage to the highway.**
9. **No garage conversion into accommodation without planning permission.**
10. **Landscaping scheme (trees and shrubs only) to be agreed prior to commencement of the development.**
11. **Ancillary occupation and use of outbuilding in conjunction with Randall House only.**
12. **Details of flood resilience measures to be provided prior to commencement of the development.**

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