

<b>APPLICATION NO.</b>	<a href="#">P16/S1319/O</a>
<b>APPLICATION TYPE</b>	OUTLINE
<b>REGISTERED</b>	20.4.2016
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBERS</b>	Joan Bland, Stefan Gawrysiak, Lorraine Hillier
<b>APPLICANT</b>	Mr Domenic Bertelli
<b>SITE</b>	Elm Cottage, Peppard Lane, Henley-On-Thames, RG9 1LY
<b>PROPOSAL</b>	Demolition of existing house and garage. Erection of two detached houses, with joint access and with car parking.
<b>AMENDMENTS</b>	None
<b>OFFICER</b>	Marc Pullen

1.0 **INTRODUCTION**

1.1 This application is referred to the Planning Committee because the Officers' recommendation conflicts with the views of the Town Council.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) currently contains a single, two storey dwelling house. The site lies within the built up limits of Henley-on-Thames and does not fall within any specially designated area of land.

2.0 **PROPOSAL**

2.1 This application seeks outline planning permission with access, layout and scale to be considered with all remaining matters reserved.

2.2 A copy of all the current 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](http://www.southoxon.gov.uk).

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Henley-on-Thames Town Council – Object**

- Over-development of the site

**Henley Society** - No strong views

**Highways Liaison Officer** – Objection to original scheme due to lack of turning area on site, lack of visibility splays shown on plan, no indication of refuse storage and no details of how the development would prevent surface water run off – Objection overcome with additional plans. Now in support subject to conditions

**Countryside Access** - No objections – advice regarding use of bridleway.

**Countryside Officer** - No objections – advice regarding potential presence of bats.

**Thames Water Development Control** - No strong views; no objection having regard to sewerage infrastructure capacity or water infrastructure capacity

**Neighbours - Object (3)**

- Concern over loss of daylight to flats to the east due to new siting of Unit B (further back to accommodate for parking)
- Dwellings would overlook neighbours to the east
- Drains currently would not be able to cope with additional dwellings
- Width of the access to Elm Cottage and an increase in traffic would risk to pedestrians using Peppard Lane
- Loss of existing property would be a loss to the street scene
- Property very close to boundary to neighbour to the west, which would impact light and affect privacy – *this objection was removed following understanding that Unit A would be limited to single storey only*
- Parking appears inadequate
- Width of access would make it difficult for entering and turning within the site
- Peppard Lane has no pavements and is used by many pedestrians

**4.0 RELEVANT PLANNING HISTORY**

**4.1 [P15/S3921/O](#) - Withdrawn (08/01/2016)**

Demolition of existing house and garage and erection of two detached houses, with joint access, with car parking

**5.0 POLICY & GUIDANCE**

**5.1 National Planning Policy Framework & National Planning Practice Guidance**

**5.2 South Oxfordshire Core Strategy 2012 (SOCS) policies;**

CS1 - Presumption in favour of sustainable development

CSHEN1 - The Strategy for Henley-on-Thames

CSQ3 - Design

CSS1 - The Overall Strategy

**5.3 South Oxfordshire Local Plan 2011 (SOLP) 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

D3 - Outdoor amenity area

D4 - Reasonable level of privacy for occupiers

D10 - Waste Management

G2 - Protect district from adverse development

H4 - Housing sites in towns and larger villages outside Green Belt

R8 - Protection of existing public right of way

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

T2 - Unloading, turning and parking for all highway users

**5.4 South Oxfordshire Design Guide SODG 2008**

**5.5 Joint Henley and Harpsden Neighbourhood Development Plan 2016 policies:**

H4 – Infill and self-build dwellings

DQS1 – Local character

**6.0 PLANNING CONSIDERATIONS**

**6.1 The main planning considerations in the determination of this application are:**

- the principle of residential development

- the impact on the character and appearance of the site
- the impact on the amenity of neighbours
- the highway implications
- the environmental and ecological impacts

### **Principle of residential development**

- 6.2 The site lies within the town of Henley-on-Thames and in this location the principle of residential development on the site is largely governed by Policy CSHEN1 of the SOCS, which allows new housing on suitable infill sites within the town. The site is approximately 0.07 hectares in size and currently contains a single detached dwelling. The site is bounded by residential properties. It is officer's opinion that this site would constitute a logical infill location within Henley-on-Thames as it would fill an area closely surrounded by residential properties.
- 6.3 Further to this Policy H4 of the Henley and Harpsden Neighbourhood Plan supports the provision of infill housing developments where proposals are considered to be sustainable development.

### **Impact on the character and appearance of the site and surrounding area**

- 6.4 Having regard to criterion (i) of Policy H4 of the SOLP, the proposal would not result in the loss of an important open space of public, environmental or ecological value and would not result in an important public view from being spoilt. The site does not contain any trees or other vegetation which presents a physical constraint to the development. The Council's Countryside Officer raises no objection to the scheme but has offered guidance in the event that any bats are found.
- 6.5 Criteria (ii) and (iii) of Policy H4 seek to ensure that the design, height, scale and materials of the proposed development are in keeping with the surroundings and that the character of the area is not adversely affected. The surrounding area has no set uniform character or design. The properties vary in size, height, siting, materials and finishes. There are a number of precedents which would support individual aspects of these dwellings within the nearby vicinity and whilst these properties would appear unique to the area, they would adhere to the eclectic character and appearance of the area. The matters of appearance have been reserved and cannot be addressed under this application, however a condition seeking sample materials is attached to secure the use of appropriate materials.
- 6.6 Scale is a matter for consideration and officers consider that in order for the development to have an appropriate relationship with neighbouring properties the dwelling proposed identified as Unit A on the block plan should be limited to single storey only, as in its current position within the site a two storey dwelling would result in an adverse impact to the amenity of neighbouring Cilgerran House (36 Peppard Lane). The scale of Unit B would be largely in keeping with the neighbouring flats but I have recommended a condition that Unit B does not exceed an overall ridge height of 8.5 metres which is largely in keeping with the height of the existing dwelling. The plot sizes are considered acceptable having regard to the character of the immediate surrounding area and would positively adhere to the council's guidance on private amenity provision. The loss of the existing property is not considered to harm the character or appearance of the street scene.

### **Impact on neighbours**

- 6.7 Having regard to criterion (iv) of Policy H4 proposals for new dwellings should not have any overriding amenity harm to neighbours. As discussed above, Officers consider that Unit A would have an adverse impact on neighbours and I have recommended a condition that this unit should be single storey only. In light of this officers consider that the siting and scale of the proposed dwellings would continue to have a positive relationship with neighbours and the replacement two storey dwelling, identified as Unit B, would not result in any significant impact on the neighbouring flats to the east compared to that of the existing dwelling house. The proposed properties would allow for sufficient distance from the boundary to these properties and would not appear overbearing or oppressive to the detriment of the amenity of those occupants living in neighbouring properties.
- 6.8 Whilst neighbours have raised concern regarding the level of overlooking caused by the development, it is not unreasonable in planning terms for a development of any two storey dwellings with potential rear facing windows within this area of high density housing to result in mutual levels of overlooking. Furthermore Officers do not consider that any new first floor windows to the front or rear would provide any additional levels of overlooking compared to that from the existing dwelling.

### **Impact on highway**

- 6.9 Following additional information, the Highway Liaison Officer comments that the proposed dwelling is unlikely to result in any significant intensification of transport activity at the property. The proposal is unlikely to have a significant adverse impact on the highway network. Whilst noted that Peppard Lane does not benefit from any formal pavements, the likely speed of vehicles down this road would be low and indeed previous applications have not been resisted on highway safety grounds. After investigation and reviewing the supplied documents and supplementary documents, the Highway Authority has no objection subject to the recommended conditions being applied to any permission as sufficient parking and turning area can be provided on site and sufficient visibility splays for pedestrians can be achieved.

### **Public right of way**

- 6.10 Henley-on-Thames Bridleway 20 runs concurrent with Peppard Lane to the south of the site. Officers do not foresee any issues which would restrict this development but the applicant/developer should ensure that the footpath is not obstructed during construction and that any harm to the footpath is repaired at their expense.

### **Protected species**

- 6.11 There is a small possibility, due to the age, construction and/or location of the property, that bats could be using the existing roof void or parts of the roof structure. If the property is used by bats the applicant/developer must seek further advice before commencing work.

### **Foul and Water Drainage**

- 6.12 Thames Water Development Control has raised comment on the application and do not have any objection to the development with regards to both sewerage and water infrastructure capacity in serving these two dwellings. A condition has been recommended to ensure details of foul drainage are agreed.

## Community Infrastructure Levy (CIL)

- 6.13 The council's CIL charging schedule has recently been adopted and has applied to relevant proposals since 1 April 2016. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area, and is primarily calculated on the increase in footprint created as a result of the development. In this case CIL is liable for the development as there would be a net gain of floor space for new residential use. The CIL charge applied to new residential development in this case is £150 per square metre of floorspace (Zone 1). 25% of the CIL payment will go directly to Henley-on-Thames Town Council (as they have an adopted Neighbourhood Plan) for spending towards local projects.

## 7.0 CONCLUSION

- 7.1 Outline planning permission is granted because the principle of residential development is acceptable on this site. The details to be considered accord with the criteria set out in policy H4 of the South Oxfordshire Local Plan. Subject to the attached conditions the proposal would not be harmful to the character and appearance of the site and would preserve the character and appearance of the surrounding area, the amenities of those occupants living in neighbouring properties, protected trees and the local highway network. The proposal accords with Development Plan policies.

## 8.0 RECOMMENDATION

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

1. **Commencement within three years or two years of the approval of reserved matters.**
2. **Submission of reserved matters within two years.**
3. **Development in accordance with the approved plans.**
4. **Schedule of sample materials to be agreed prior to the commencement of development.**
5. **Vision splays to be provided prior to first occupation.**
6. **Turning area and car parking to be provided prior to first occupation.**
7. **New vehicular access to be provided prior to first occupation.**
8. **No surface water drainage to the highway.**
9. **Close existing access before use of proposed access.**
10. **Withdrawal of permitted development rights for extensions and outbuildings.**
11. **Construction traffic management plan to be agreed prior to commencement of development.**
12. **Unit A to be single storey only and Unit B to have a ridge height no greater than 8.5 metres.**
13. **Foul drainage works to be agreed and implemented prior to occupation.**

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