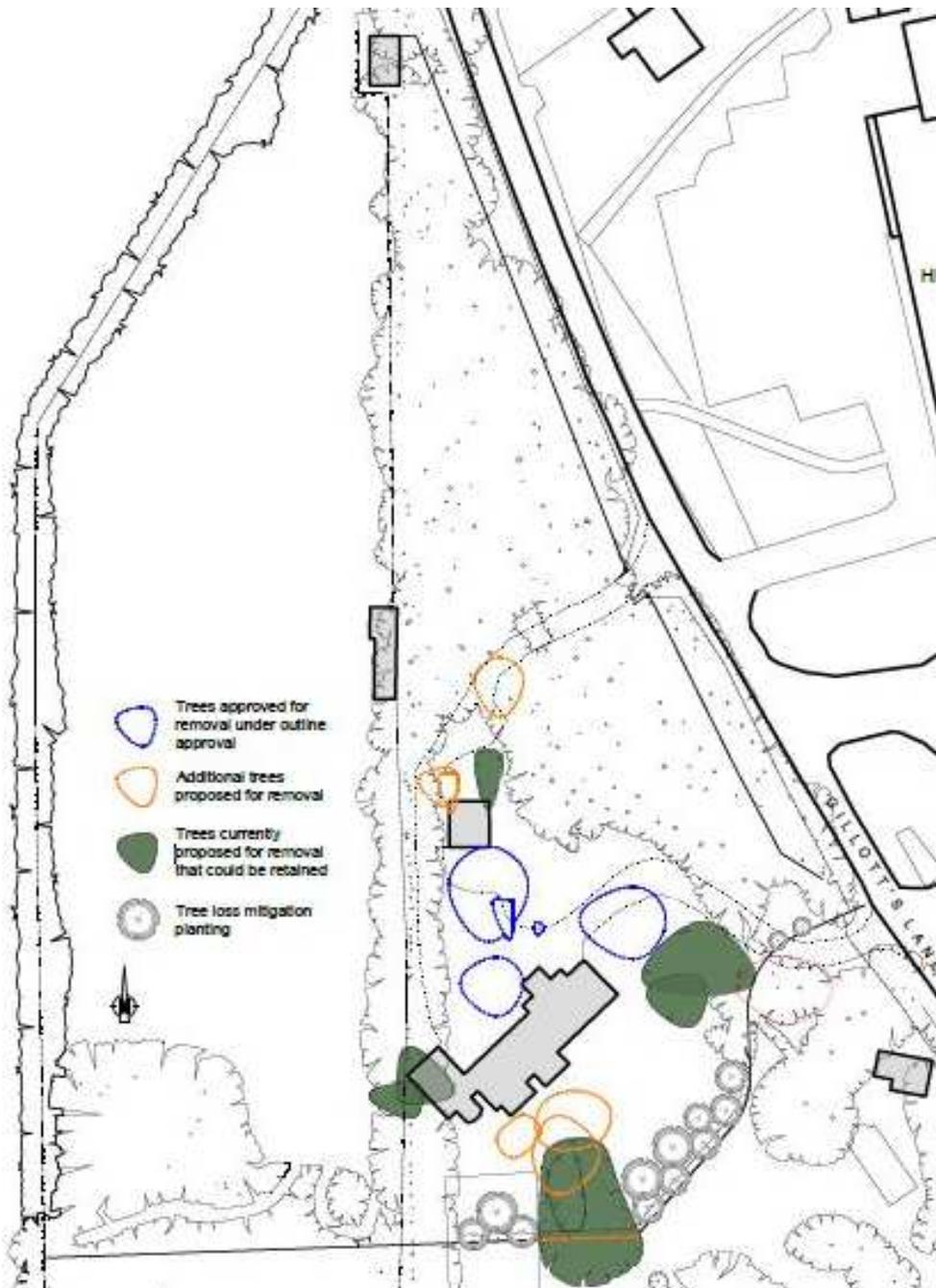


**PROPOSED BUILDING COMPRISING 5 APARTMENTS
TREE TOPS HOUSE, GILLOTT'S LANE, HENLEY
APPLICATION P21/S3371/FUL**

Which trees are to be removed and where are they located?

5 trees have already been approved for removal under the extant outline planning permission P20/S2833/O for a large detached house. The Forestry Officer, Countryside Officer and Planning Officer have confirmed that the proposal to remove some additional trees in the current application is acceptable. We have reviewed our plans and now consider there are several trees shown to be removed which can in fact be retained so that only 5 additional trees would need to be removed. These are mainly smaller overgrown ornamental trees internally within the site which have been left to grow out of control in recent years and not major boundary trees. This can be dealt with by a condition requiring a revised tree report and protection plan to be submitted and approved by the Council.



Whether the trees being proposed for removal will affect bats?

A detailed Bat Survey has been undertaken and the results submitted as part of the application. This confirms that no bats will be affected by the proposed tree removal. This has also been confirmed by the Council's Countryside Officer who concluded: *'Trees on the site have been assessed for their suitability to support roosting bats and are not considered likely to support them'*

Does the proposed development accord with the Revised Henley and Harpsden Neighbourhood Plan?

The revised Henley and Harpsden Neighbourhood Plan has not yet been adopted. Regardless of this the site already has an outline planning permission and the principle of residential development on this windfall site has been accepted. The officer report on the current application for 5 apartments confirms that it is fully policy compliant.

Is the proposed access safe, considering its proximity to Gillot's School

This application utilizes the same site access as the existing building and the extant permission. Vision splays in excess of the required 43m distance are achievable in both directions. A public footpath is located directly opposite the existing access..

The Highways Officer has assessed the application and concluded the adjacent highway network can safely accommodate the vehicle movements associated with the development.

What is an Arts and Crafts style building?

'Arts and Crafts' was a popular artistic and architectural movement started in the late 19th C and progressing into the early 20th C.

The original Tree Tops House was itself an example of late Arts and Crafts design. The proposal embraces this local influence and provides a building of similar scale and character. See a photograph of Tree Tops House and the proposed front elevation below. This approach complies with the SODC Design Guide.



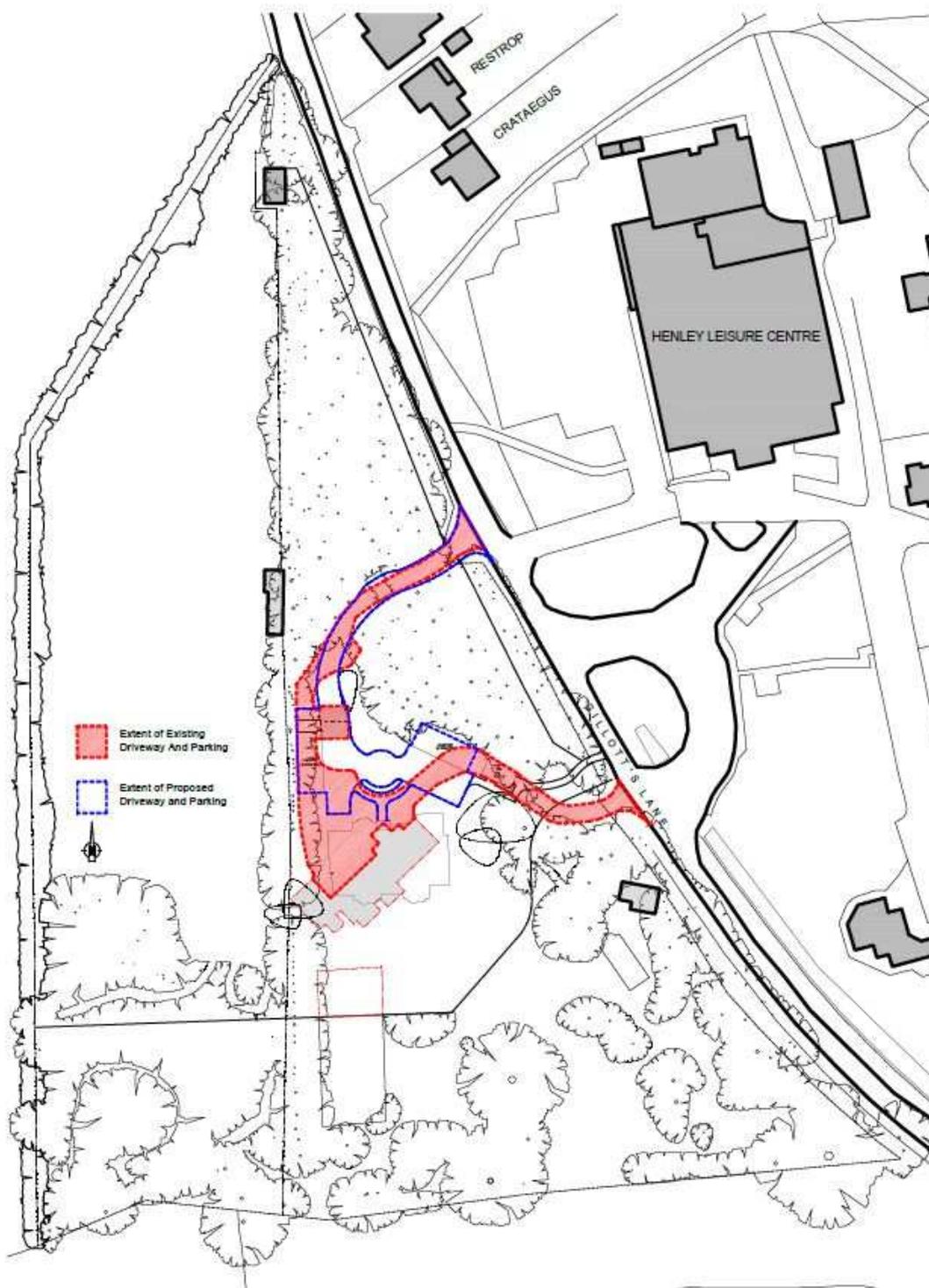
Tree Tops House



Proposed Front Elevation

How does the proposed driveway and parking compare to the existing driveway and parking?

The proposed gravel driveway and parking area has been intentionally located in the same areas as the existing, particularly with regards to its proximity to the boundaries. All residents will also have the use of two Oak frame car port spaces. See the following plan.



What is the impact on the AONB?

The above comparison images demonstrate that the proposed building is comparable in scale, style and location to Tree Tops House. The tree plan shows that only smaller internal trees (mainly overgrown in recent years) are to be removed. Mature trees and vegetation are retained to the boundaries

The site already benefits from an outline planning permission for a large house with a 4,000 sq ft footprint. The proposed building has the same footprint. We consider the proposed Arts and Crafts design is more appropriate and in keeping with Tree Tops House and the surrounding AONB than the very contemporary indicative scheme submitted with the outline application and which the Council expressed concerns about.

The proposals have been assessed by the Council's Countryside Officer and Planning Officer and they conclude:

Planning Officer - *'the proposed development would not result in any adverse visual impacts upon the local landscape and the wider landscape would not be adversely affected'*

Countryside Officer – *'The proposed development site is very unlikely to impact any nearby designated sites, due to the location and scale of the development'*

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