

APPLICATION NO.	P23/S0897/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	14.3.2023
PARISH	HENLEY-ON-THAMES
WARD MEMBERS	Ken Arlett Kellie Hinton Stefan Gawrysiak
APPLICANT	Henley and District Housing Trust
SITE	25 Leaver Road Henley-on-Thames, RG9 1UW
PROPOSAL	Extension and division of a semi detached two storey house to provide a ground storey and a first storey flat and the addition of solar panels to the front roof slope. Each flat will comprise of 1 bedroom, a bathroom and an open plan kitchen/living area. (additional information received 28th April 2023 regarding drainage).
OFFICER	Hannah Smith

1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 This application has been referred to Planning Committee at the request of Councillor Ken Arlett and the recommendation is also contrary to the views of the Town Council.
- 1.2 25 Leaver Road, as shown on the OS extract **attached** as Appendix A, is an end-terraced dwelling within the built-up limits of Henley-on-Thames. The property is not listed and does not sit within any specially designated area.
- 1.3 The application seeks planning permission for the extension and division of a semi-detached two storey house to provide a ground storey and a first storey flat and the addition of solar panels to the front roof slope.
- 1.4 The submission of this application follows from an identical scheme approved under application P20/S0285/FUL on 1st May 2020. As the previous planning permission was not implemented within the 3 year commencement period this new application is required.
- 1.5 A copy of the proposed plans is **attached** as Appendix B whilst other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk
- 2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**
- 2.1 **Henley-on-Thames Town Council** - Recommend refusal due to concerns over parking

Drainage - (South and Vale) – No objections

Highways Liaison Officer (Oxfordshire County Council) – No objections, subject to conditions.

Contaminated Land - Based on the information submitted there does not appear to be any potential sources of contaminated land that could impact the development site. I would therefore have no further comments on this application with respect to contaminated land.

The Henley Society (Planning) - Traffic and parking conditions in Henley have worsened in the 3 years since the original consent and the consultee strongly object to this application based on parking issues in Leaver Road and the almost certain effect upon them if this proposal was passed.

Neighbour representation – The consultation received objections (**x4**) for the following reasons:

- Concerns of parking
- Construction workers (lorries and trucks) will take up space within road
- Disruption with noise and upheaval
- Parking of multiple vehicles could impact on emergency and utility vehicle access.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P20/S0285/FUL](#) - Approved (01/05/2020)

Erection of two-storey side extension to facilitate sub-division of a semi-detached two storey house to provide a ground floor 1-bedroom flat and a first floor 1-bedroom flat (reduction in width of extension and addition of rear lean-to element and retention of parking in existing location as shown on amended plans and contaminated land questionnaire received 1st April 2020).

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposed development is not Schedule 1 or 2 development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

5.0 **POLICY & GUIDANCE**

5.1 **Development Plan Policies**

South Oxfordshire Local Plan 2035 (SOLP) Policies:

- DES1 - Delivering High Quality Development
- DES2 - Enhancing Local Character
- DES3 - Design and Access Statements
- DES5 - Outdoor Amenity Space
- DES6 - Residential Amenity
- DES8 - Promoting Sustainable Design
- DES9 - Renewable Energy
- EP3 - Waste collection and Recycling
- H16 - Backland and Infill Development and Redevelopment
- H20 - Extensions to Dwellings
- H3 - Housing in the towns of Henley-on-Thames, Thame and Wallingford
- STRAT1 - The Overall Strategy
- TRANS5 - Consideration of Development Proposals

5.2 **Joint Henley and Harpsden Neighbourhood Plan 2022 referendum version policies:**

SD3 - Local Character

5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

5.4 **National Planning Policy Framework and Planning Practice Guidance**

5.5 **Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 **The relevant planning considerations are the following:**

- **Design and character**
- **Residential amenity**
- **Access and parking**

6.2 **Design and character**

- Policy DES1 of the SOLP 2035 states that all new development must be of a high quality design that reflects the positive features that make up the character of the local area and both physically and visually enhances and compliments the surroundings. Planning permission will only be granted where proposals are designed to meet the key design objectives and principles for delivering high quality development set out in the Design Guide.
- Policy DES2 of the SOLP 2035 states that all proposals for new development should include a contextual analysis that demonstrates how the design has been informed by and responds positively to the site and its surroundings; and reinforces place identity by enhancing local character

6.3 The proposal itself is a re-submission of the previously approved planning application P20/S0285/FUL. Officers confirm that there are no amendments or alterations submitted within this application compared to that approved in P20/S0285/FUL, and the principle of the scale, size and design of the proposal remains acceptable.

6.4 Although there are public views of the site, these are all within the context of the surrounding residential development. The extension would be subordinate

against the main dwelling as the ridge of the roof is set down from the main dwelling. The design of the extension is in keeping with the existing property and the wider built form and matching materials are proposed to be used, and officers consider the development would integrate successfully into the established residential nature of the site. In officer's view there has been no material change in planning policy or the physical characteristics of the site compared to the previous approval in relation to the impact of the development on the character and appearance of the site and the surrounding area.

6.5 Residential amenity

- Policy DES6 of the SOLP 2035 states that development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses, including through the loss of privacy, daylight or sunlight
- Paragraph 5.33 of the Built Form section of the Design Guide states that developers and applicants should be mindful of the impact of their proposals on the amenity of future and existing adjacent occupiers. Proposals should not give rise to any unacceptable harm.

6.6 Officers consider that with there being no side facing windows positioned at first floor level, the addition of this extension would not appear invasive or overlooking to neighbouring properties located west of the side facing elevation.

6.7 Officers also consider that with there being a significant distance from the siting of the extension with surrounding neighbouring properties, and also noting the street itself is of a sloped area with properties of 13-23 Leavers Road being located higher than that of 25 Leavers Road, that this proposal would not result in a loss of outlook or light to surrounding neighbouring properties. In officer's view there has been no material change in planning policy or the physical characteristics of the site compared to the previous approval in relation to the impact of the development on neighbouring residential amenity.

6.8 The layout would provide a private rear garden of 25 square metres in area for the ground floor flat. The first floor flat would not have a dedicated private garden area, but there would be a patio next to the front door and a lawned area retained in front of that, so there would be some space available for the occupiers to sit out. This would be acceptable as many one-bedroom flats do not have dedicated garden space and there is generally good access to public open space in the town.

6.9 Access and parking

Policy TRANS5 states that proposals for all types of development will, where appropriate:

- i) provide for a safe and convenient access for all users to the highway network;
- ii) provide safe and convenient routes for cyclists and pedestrians, both within the development, and including links to rights of way and other off-site walk and cycle routes where relevant;

iii) provide for covered, secure and safe cycle parking, complemented by other facilities to support cycling where relevant;

The highways liaison officer responded to the consultation with the following comments:

“The proposal seeks the extension and division of the existing dwelling into two, one-bedroom units. It is noted the proposal is similar to application no. P20/S0285/FUL.

A single parking space is indicated for each residential units which meets current parking guidance.

It has been recommended by planning condition that four cycle parking spaces are provided within the curtilage of the site to meet current standards.

The proposal is unlikely to have a significant adverse impact on the highway network.

After investigation and reviewing the supplied documents, the Highway Authority has no objection subject to the above condition(s) being applied to any permission which may be granted on the basis of highway safety.”

- 6.10 It is confirmed with the Town Car Parking Standards for Oxfordshire that for 1-2 bedroom dwellings that up to 1 space per dwelling is to be provided within the development site. The parking arrangements clearly depicted within the plan “Floor Plans Proposed and Site Plan drwgno 10251-S-02 Rev C” show parking of two vehicles. As the proposal is for the creation of two flats, this results in the parking arrangements within this proposal being in accordance with the parking standards as set out by Oxfordshire County Council.
- 6.11 Therefore, following the highways liaison officers response, I am satisfied that this development would not materially impact on the parking provision within the wider area and this proposal is in accordance with the relevant policies and design guides quoted within this report.
- 6.12 **Community Infrastructure Levy**
The application is CIL liable at a rate of £150 per square metre (index linked), 25% of which would go to Henley Town Council due to the adopted neighbourhood plan.
- 6.13 **Pre-commencement conditions**
No conditions are recommended that require details to be agreed prior to the commencement of any development.

7.0 **CONCLUSION**

- 7.1 Officers consider that the proposal complies with the relevant Development Plan policies and, subject to the recommended conditions, the proposed development would be acceptable in terms of its relationship to the character of the existing dwelling, its site and it is also acceptable in terms of its impact on

neighbouring amenity. The scheme is identical to that approved under application P20/S0285/FUL and there has been no material change in development plan policy or the physical characteristics of the site.

8.0 RECOMMENDATION

That Planning Permission is granted subject to the following conditions:

- 1. Commencement of development within 3 years**
- 2. Development to be in accordance with the approved plans**
- 3. Materials & details to be as shown on plans & supporting documents**
- 4. Existing vehicular access to be improved and laid out**
- 5. Parking and Manoeuvring Areas retained in accordance with the approved plans**
- 6. Cycle Parking Facilities to be agreed**
- 7. Landscaping to be in accordance with approved plan**
- 8. Drainage to be in accordance with approved details**

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