

HENLEY-ON-THAMES TOWN COUNCIL

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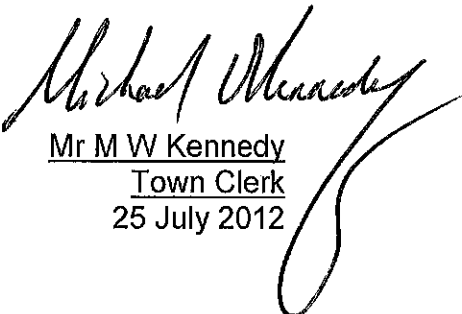
COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A MEETING OF THE PLANNING COMMITTEE

to be held on

**TUESDAY 31 JULY 2012
AT 7.30 PM**

in

**THE COUNCIL CHAMBER, TOWN HALL
HENLEY ON THAMES**


Mr M W Kennedy
Town Clerk
25 July 2012

MEMBERSHIP:

Chairman, Councillor D Hinke
Vice Chairman, Councillor Ms L A Meachin
Councillor M S Akehurst
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L M Hillier
Councillor D Silvester
Mayor, Councillor Mrs E Hodgkin (ex-officio)
Deputy Mayor Councillor S Gawrysiak (ex-officio)

Members are reminded to sign the attendance book.

AGENDA

1. **TO RECEIVE APOLOGIES FOR ABSENCE**

2. **TO RECEIVE DECLARATIONS OF INTEREST**

Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a disclosable pecuniary interest of which they are aware in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a disclosable pecuniary interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he/she has obtained a dispensation from the council; and not seek improperly to influence a decision about that matter

3. **PUBLIC PARTICIPATION**

TO RECEIVE questions or statements from members of the Public. The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and prejudicial interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES**

TO APPROVE the Minutes of the Meeting of the Planning Committee held on 19 June 2012 (Papers attached) and Meeting of the Planning Committee held on 10 July 2012 (Papers previously circulated)

5. **PLANS (amended)**

P11/E2423

5 Harpsden Road (Other- South -Ward- JW, WH)
Erection of dormer window, conversion rooflight and first floor window in the rear elevation (as amended by drawing numbers 8836-02B & 03A accompanying letter from Agent dated 30 June 2012).
For: Mr G Lamden.

HTC Observation: 31.05.12 – Recommend approval subject to the Conservation Officer’s approval and any additional views from neighbours.

P12/S1033/HH **19 Gainsborough Road** (Other – North Ward – JB, EH)
Demolition of attached single storey outbuildings and erection of single storey side and rear extension and erection of attached double garage. (as amended by Drawing Nos: 1:2B, 2:2B and accompanying applicant’s letter of 16 July 2012)
For: Mr G Bristow

HTC Observation: 13.07.12 – Recommend Approval. The Committee requests whether the use of wooden windows would be more appropriate than uPVC.

6. **PLANS (new)**
P12/S0832/FUL

Dragon Court, 15 Station Road (Minor – South Ward – JW, WH)
Installation of 2m x 1m canopy above rear entrance door to be affixed to brick wall via drilling 6 holes and filling with 6 plugs for 6 screws to attach to canopy.
For: SAER Limited

P12/S0833/LB **Dragon Court, 15 Station Road** (Minor – South Ward – JW, WH)
Installation of 2m x 1m canopy above rear entrance door to be affixed to brick wall via drilling 6 holes and filling with 6 plugs for 6 screws to attach to canopy.
For: SAER Limited

P11/E2261 **11 Friday Street** (Other – North Ward – JB, EH)
Erection of a single storey glass room to the rear elevation.
For: Mr & Mrs Ward

P12/S0871/LB **11 Friday Street** (Other – North Ward – JB, EH)
Erect and install a 2.9 metre wide with 2.55 metre projection single storey glass room onto the rear elevation of the property.
For: Mr & Mrs Ward

P12/S0952/RET **57 Harpsden Road** (Other – South Ward – JW, WH)
Retrospective permission to erect a timber gate and low level timber fencing to the front of the property that borders the footpath.
For: SOHA Housing

P12/S0953/RCA **57 Harpsden Road** (Other – South Ward – JW, WH)
Retrospective permission to erect a timber gate and low level timber fencing to the front of the property that borders the footpath.
For: SOHA Housing

- P12/S1000/FUL** **Wharfe House, Wharfe Lane** (Other – North Ward – JB, EH)
Demolition of existing garage and construction of new garage.
For: Mrs J Ramsell
- P12/S1001/CA** **Wharfe House, Wharfe Lane** (Other – North Ward – JB, EH)
Demolition of existing garage and construction of new garage.
For: Mrs J Ramsell
- P12/S1133/HH** **6 Haywards Close** (Other – North Ward – JB, EH)
Conversion of double garage into habitable room.
For: Mrs & Mrs S Haynes
- P12/S1208/FUL** **Orchard Farm, Fairmile** (Minor – North Ward – JB, EH)
Change of use of building from storage/auxiliary to 3 bed bungalow.
For: Ms C Vaughan
- P12/S1229/HH** **16 Church Avenue** (Other – North Ward – JB, EH)
Erection of a summer house.
For: Mrs D Sharp
- P12/S1269/LB** **66 Market Place** (Other – North Ward – JB, EH)
Retrospective application for works carried out to convert the basement to a utility room.
For: Mrs M Wood
- P12/S1274/FUL** **228 Greys Road** (Minor – North Ward – JB, EH)
Replacement detached dwelling and garage following the demolition of the existing dwelling.
For: Mr J Shean
- P12/S1346/FUL** **Rosemary, Badgemore Lane** (Minor – North Ward – JB, EH)
Variation of condition 11 of planning permission P11/E1512 to allow an automated sliding gate as an appropriate alternative way of achieving highways safety.
For: Mr M Taylor
- P12/S1364/HH** **Friar Park, Badgemore** (Other – North Ward – JB, EH)
Removal of section of existing boundary fence and erection of replacement boundary fence, razor wire topping to new fencing approved under P08/E0569.
For: Mrs O Harrison
- P12/S1365/CA** **Friar Park, Badgemore** (Other – North Ward – JB, EH)
Removal of section of existing boundary fence and erection of replacement boundary fence, razor wire topping to new fencing approved under P08/E0569.
For: Mrs O Harrison

- P12/S1451/HH** **Former Old White Horse, Northfield End** (Other – North Ward – JB, EH)
 Breaking out of existing forecourt parking and hardstanding, erection of detached double garage and formation of new driveway and boundary enclosure wall with 2no. gated vehicular access points.
 For: Mr W Burgess & Mr C Taylor
- P12/S1459/FUL** **27 Duke Street** (Minor – North Ward – JB, EH)
 Replacement of windows to first and second floors of front elevation & rear elevation.
 For: Mr T Job
- P12/S1313/LB** **27 Duke Street** (Other – North Ward – JB, EH)
 Replacement of windows to first and second floors of front elevation & rear elevation.
 For: Mr T Job
- P12/S1474/HH** **10 St Annes Close** (Other – North Ward – JB, EH)
 Front extensions extending entrance hall with a new bay window adjacent under pitched roof.
 For: Mr & Mrs L Spatcher

7. FOR INFORMATION ONLY

Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.

P12/S0266 – Rotherfiled House, 7 Fairmile.

P12/S0916/FUL – Henley Railway Station, Station Road.

8. OBJECTIONS / CALL IN APPLICATIONS

TO DECIDE which Councillor is to speak at District Council in the event of an objection.

9. PROGRESS REPORT (Papers Attached)

TO RECEIVE AND DISCUSS the attached Progress Report.

10. DECISIONS NOTICES (Papers Attached)

TO RECEIVE AND NOTE the Appeal decisions from South Oxfordshire District Council

11. APPEAL DECISION (Papers Attached)

TO NOTE the Appeal Decisions by the Planning Expectorate for Planning Applications P11/E1784 Magnolia Cottage, Mill Lane, Henley on Thames RG9 4HB and P11/E0930 Lambridge House, Badgemore, Henley on Thames, RG9 4NR.

jb

25th July 2012

Agenda Item 4

HENLEY ON THAMES TOWN COUNCIL

MINUTES OF THE PLANNING
COMMITTEE MEETING
HELD ON TUESDAY
19 JUNE 2012 AT 7.30PM
IN THE COUNCIL CHAMBER,
TOWN HALL,
HENLEY ON THAMES

Present: Vice Chairman – Councillor Ms L Meachin
Councillor M Akehurst
Councillor D Clenshaw
Councillor Miss L Hillier
Councillor D Silvester
Deputy Mayor - Councillor S Gawrysiak (ex-officio)

In attendance: Ms J Brazil – Minute Taker

Also Present: 1 member of the Press
1 members of the public

22. APOLOGIES FOR ABSENCE

Apologies were received from the Mayor, Councillor Mrs E Hodgkin, Councillor D Hinke and Councillor Miss S Evans.

In the absence of the Chairman, Councillor D Hinke, Councillor Ms L Meachin assumed the role of Chairman for the rest of the meeting.

23. DECLARATIONS OF INTEREST

None received.

24. PUBLIC PARTICIPATION

*Mr P. Emmett, Jeffery Emmett Planning and Development Consultancy, Thame
Agenda Item 6 – P12/S0698FUL & P12/S0730/CA – 13 – 15 Thameside.*

Mr Emmett, the applicant, spoke to the application and informed the Committee the reason the improvements and alterations should be carried out. He assured the Committee that his company has had extensive discussions with the Conservation Officer as the application is in a sensitive Conservation Area and no new dwelling was to be gained by the development. The application was a remodelling exercise to the internal and an improvement to the aesthetics of the external upper part of the building only. Mr Emmett assured the Committee that he would continue to work with the Conservation Officer on the project and the colour chosen for the wooden timber veranda would be in accordance with the terms and guidelines for the conservation area.

25. MINUTES

The Minutes of the Meeting of the Planning Committee held on 29 May 2012 were received, approved and signed by the Chairman as a true record.

26. PLANS (amended)

P12/S0362

22 Church Street – (Other - South Ward – JW, WH)
Proposed two storey front extension (As amended by drawing
Nos: 856 – 05 Revision A and 856 – 06 Revision B
accompanying agent's email of 4 June 2012).
For: Mr M Hilditch

HTC Observation:
OBSERVATION:

21.05.12 - Recommend Approval.
Recommend Approval.

27. **PLANS (new)**
P12/S0638/HH **6 Lambridge Wood Road** – (Other – North Ward – JB, EH)
Two storey side extension.
For: Mr G Lloyd
- OBSERVATION:** **Recommend Approval.**
- P12/S0659/HH** **Melbury House, Fairmile** – (Other – North Ward – JB, EH)
Ground floor rear extension, demolition of first floor conservatory for replacement with bedroom extension.
For: Mr J Mirkowski
- OBSERVATION:** **Recommend Approval. Subject to Conservation Officer involvement.**
- P12/S0845/CA** **Melbury House, Fairmile** – (Other – North Ward – JB, EH)
Ground floor rear extension, demolition of first floor conservatory for replacement with bedroom extension.
For: Mr J Mirkowski
- OBSERVATION:** **Recommend Approval. Subject to Conservation Officer involvement.**
- P12/S0698/FUL** **13 – 15 Thameside** – (Minor – North Ward – JB, EH)
Demolition of existing roof and erection of replacement roof incorporating gable roof to street elevation with dormer windows and enclosed first floor front balcony, double-pitched replacement roof and installation of first floor decking to rear elevation and insertion of rooflights to side elevations to convert two existing flats into one 3 bedroom first floor flat.
For: Mulberry Estates
- OBSERVATION:** **Recommend Approval subject to the views of the Conservation Officer and the recommendations of the Henley Society regarding the materials used. The Committee asked that special attention be paid to the use of materials – in particular the type of bricks and slate to be used and to the paint colours.**
- P12/S0730/CA** **13 – 15 Thameside** – (Minor – North Ward – JB, EH)
Demolition of existing roof over first floor flat.
For: Mulberry Estates
- OBSERVATION:** **Recommend Approval subject to the views of the Conservation Officer and the recommendations of the Henley Society regarding the materials used. The Committee asked that special attention be paid to the use of materials – in particular the type of bricks and slate to be used and to the paint colours.**
- P12/S0743/HH** **44 Greys Hill** – (Other – South Ward – JW, WH)
Internal waterproofing & plastering of basement room. Concealing ceiling basement room. Alteration to window inside light well of basement room. New window box for light well. Change of flooring material in basement room. Piece of new guttering to front porch.
For: Miss V Lugan
- OBSERVATION:** **Recommend Approval. The Committee requests the views of the Henley Society be noted regarding the use of Cast**

Iron for the guttering and requests the Conservation Officer's involvement.

P12/S0744/LB

44 Greys Hill – (Other – South Ward – JW, WH)
Internal waterproofing & plastering of basement room.
Concealing ceiling basement room. Alteration to window inside light well of basement room. New window box for light well. Change of flooring material in basement room. Piece of new guttering to front porch.
For: Miss V Lugan

OBSERVATION:

Recommend Approval. The Committee requests the views of the Henley Society be noted regarding the use of Cast Iron for the guttering and requests the Conservation Officer's involvement.

P12/S0760/HH

6 Empstead Court – (Other – North Ward – JB, EH)
Alterations and extensions to dwelling.
For: Mr C Trotman.

OBSERVATION:

Recommend Approval subject to the views of the Conservation Officer.

P12/S0761/FUL

38 Market Place – (Other – North Ward – JB, EH)
Part change of use to Public House (A4).
For: City Pubs

OBSERVATION:

Recommend Approval, subject to the views of the Conservation Officer. The Committee also agrees with the hours of use specified by the Environmental Officer.

P12/S0808/LDP

16 Clements Road
Lawful development certificate sought for single storey extension to replace existing & demolition of store.
For: Mrs C Currie

OBSERVATION:

The Committee noted the request for Lawful Development.

P12/S0814/HH

37 Harpsden Road – (Other – South Ward – JW, WH)
Single storey rear extension plus loft conversion that includes a dormer window and roof light to the rear elevation.
For: Mr & Mrs L Bell

OBSERVATION:

Recommend Approval. The Committee requests the views of the Henley Society be noted regarding possible overlooking.

P12/S0839/A

Natwest, 18 Market Place – (Other – North Ward – JB, EH)
1.4 Fascia Signs: 350mm high non illuminated fascia sign in blueberry colour with red logo and white lettering. Plus the website and telephone banking no. in white with max. letter height of 10.5cm. 1. Projecting Sign: 750mm high x 956mm long x 45mm depth externally illuminated projecting sign in blueberry colour with red logo 3. ATM surround. 4. External nameplate
For: Mr A Finlayson

OBSERVATION:

Recommend Refusal. The projection of the sign, the use of illuminated signage and the colours designated contravenes the Henley signage design guidelines. The

Committee requests the Conservation Officer's involvement.

P12/S0886/HH

11 Nicholas Road – (Other – North Ward – JB, EH)
Demolition of external store and covered carport. Erection of single storey front extension & two storey rear extension. Render & timber clad (detailing) to external façade & associated external works.

For: Mr C White

OBSERVATION:

Recommend Approval.

P12/S0916/FUL

Henley Railway Station, Station Road – (Minor –South Ward – JW, WH)

Proposed 18m high swann 1003-09 lattice tower with galvanised finish C/L of proposed dish (TBCM AGL). Top of proposed Vodafone/02 antennas @ 18.4M AGL. Proposed Vodafone/02 Vulcan equipment cabinet finished in green. Proposed slimline meter cabinet within fenceline finished in green. Proposed Vodafone 2106 cabinet.

For: Vodafone UK limited

OBSERVATION:

Recommend Refusal. The Committee are particularly concerned about the proximity to the nursery and the fact that the masts will be three times the height of the tallest building in the area and clearly visible from the river. There have been objections from the nursery, River & Rowing Museum, Perpetual and The Henley Society.

The Committee reiterated their previous observations from the consultation letter considered at Planning Meeting 29 May 2012:

The total height of the installation (21 m) would make it visible from the river and surrounding area and members requested drawings/illustrations showing the tower as viewed from the river and from the entrance to the car park.

The location is next to a nursery and close to the River and Rowing Museum where groups of children visit and study. Members asked for confirmation as to whether the nursery and the River and Rowing Museum had been consulted.

The list of Ward Councillors on the consultation plan is very out of date. Councillor T Buckett died 3 years ago and Councillor R Myer has not been a Councillor since 2011.

Members accepted the offer made in their letter “to meet and discuss the proposal and undertake a tour of the options considered” to enable members to discuss their concerns.

It was confirmed the meeting with Telefonica is to take place on Thursday 28th June at 2pm in the Committee Room, Henley Town Hall to discuss the issues raised above.

P12/S0930/T28 **Reading Road** – (Other – South Ward – JW, WH)
Notification to install electronic communications apparatus.
For: Telefonica UK Limited

OBSERVATION: **Recommend Refusal. This application is for an unspecified location and the scope of the project is not defined.**

It was **RESOLVED:**

that the Committee Administrator sends a letter to SODC raising the objections to planning application P12/S0930/T28 regarding the issues raised in the Committee's objections.

28. OBJECTIONS / CALL IN APPLICATIONS

None.

Post meeting note: The Chairman, Councillor D Hinke proposed Councillor M Akehurst attends the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for P12/S0916/FUL, Henley Railway Station, Station Road. To represent Henley Town Council should the above application go before the Committee. It was also proposed that the nursery, River & Rowing Museum, Perpetual and The Henley Society be notified of this meeting as they may also wish to voice their objections.

29. PROGRESS REPORT

Members received a report on progress and after the following observation noted the information continued therein. Councillor Akehurst made the following amendment:

Agenda Item 10, Progress Report:

Item 8.(15.05.12)

12.06.12 - Councillor Akehurst reported that a tree in a Conservation Area must be at least 150mm in diameter, a minimum of 1.5 metres from the ground to require permission to be sought for its removal. If not in a Conservation Area, then only trees with Tree Preservation Orders require permission for removal. A different set of requirements are set out for areas classed as 'woodland' and a 'Felling Order' would then be required

30. APPEAL DECISION

The Committee received and noted the Appeal decisions for P11/E1809 - 36 Vicarage Road, Henley on Thames.

The Committee received P11/E2231, 19 Cromwell Road, Henley on Thames and made the following comments:

The Committee were surprised and disappointed with the Appeal Decision for 19 Cromwell Road, Henley on Thames, with regard to point 6 where the Inspector comments '...Overtly modern design solution is potentially acceptable on this site. My attention was drawn to another modern extension constructed at 40 St Marks Road, in the same Conservation Area...'

The Committee commented that an 'overtly modern design' did not belong in a Conservation Area and did not agree that a precedent should be set in a Conservation Area.

31. **CHANGE OF PROPERTY NAME**

The Committee noted the removal of existing address: Flat 3 Reading Road, Henley on Thames RG9 1AB and registration of two existing addresses already known as Flat 1 and Flat 2, 3 Reading Road, Henley on Thames

Change of property name from: Lime Tree Farm to: Limetree Farm, Badgemore, Henley on Thames RG9 4NX

32. **NAME OF NEW PROPERTY**

The Committee noted the new name for property to be addressed: Petaluma, 10A Rotherfield Road, Henley on Thames, RG9 1NN.

33. **PUBLICATION OF OXFORDSHIRE MINERAL AND WASTE PLAN – MINERAL AND WASTE CORE STRATEGY PROPOSED SUBMISSION DOCUMENT, MAY 2012**

TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012 (REG. 19)

The Committee received the Oxfordshire Minerals and Waste Plan, Mineral and Waste Core Strategy document and noted that representations are to be received in writing at Oxfordshire County Council by 12.00 Midday on 16 July 2012. The Committee made the following observation:

This Council has raised strong concerns previously in the submission by Henley Town Council to the Core Strategy regarding the expansion of the Lafarge Aggregates Ltd Caversham. It was **RESOLVED**

that this Council reiterate their observations from the Planning Meeting held on 10th January 2012, Minute 160 applies:

160. PLANNING APPLICATION BY LAFARGE AGGREGATES LIMITED

The Committee received and discussed the Planning Application MW.0158/11 construction of a new access off the A4155 at Caversham Quarry, Sonning Eye, READING RG4 6TX and made the following points:

- On published proposed increased traffic movements, it is estimated Henley on Thames would receive approximately 30 – 36 extra Heavy Goods Vehicles movements per day.
- This application would have an adverse effect on NO₂ air quality of the town. It was also noted that certain parts of the road network had levels significantly above the European and UK safety levels.
- Increase in congestion around the town,
- There would be a damaging effect on the listed buildings due to vibration, a number of which are Medieval in origin.
- Significant damage to the pavements would be incurred due to the narrow nature of the streets and forcing traffic to pass on the pavements.
- The quality of the road surfaces would suffer.
- Traffic noise levels would be significantly increased.
- The issue was also raised that Oxfordshire County Council had not consulted Henley Town Council on this matter.

It was **RESOLVED**

that a letter be sent to Oxfordshire Council Planning & Regulation Committee explaining this Council's concerns.

It was **RESOLVED**

that a letter be sent to Oxfordshire County Council by the deadline of 16th July 2012 before 12.00 midday too reiterate this Council's strong concerns.

34. TREE PRESERVATION ORDERS

The Committee received and noted the Tree Preservation Orders received from South Oxfordshire District Council.

The meeting closed at 8.20 pm

jb

Chairman

Minute No	Subject	Progress
Full Council Meeting request (09.08.11)	Bollards on West Street	<p>Councillor Nimmo-Smith has requested Oxfordshire County Council remove the Bollards, restore the block paving and refund any monies to Mr Bastian of West Hill House, 39 West Street.</p> <p>16.08.11 Cllr Hinke has contacted SODC Planning Enforcement Officer and the Conservation Officer regarding this matter and they both support Henley Town Council's objections and clarify that these bollards are illegal as planning permission has not been sort and will take enforcement action to have the bollards removed.</p> <p>23.08.11 this item has now been referred to Town and Community Committee for further consideration at meeting 20.09.11</p> <p>18.10.11 This item is now being dealt with by South Oxfordshire District Council Enforcement Officer. Councillor Hinke to supply verbal update at meeting.</p> <p>06.12.11 This item is now in the hands of the Enforcement Officer of South Oxfordshire District Council who are dealing with the case and all contact with Mr Bastian.</p> <p>24.01.12 Update. South Oxfordshire Enforcement Officer is progressing this case and is in contact with Mr Bastian.</p> <p>06.03.12 Update. As per 24.01.12 South Oxfordshire Enforcement Officer is progressing this case and is in contact with Mr Bastian.</p> <p>12.06.12 Update. As per 24.01.12 South Oxfordshire Enforcement Officer is progressing this case and is in contact with Mr Bastian.</p>
231.5 (01.05.12)	Member queried whether the St Marks Conservation Area could be extended to include the fine Edwardian houses.	<p>03.05.12 Councillor D Hinke email to SODC to ask if area of St Marks Road could be extended.</p> <p>06.05.12 email response from Ms Paula Fox SODC: the matter will be considered and HTC will be notified in due course (email attached).</p> <p>25.07.12 This matter is ongoing.</p>
9.2 (15.05.12)	Councillor Meachin to update the Shop Front Guide to include suitable colours	<p>12.06.12 Councillor Meachin advised this was an on going, long term project and further updates would follow in due course.</p> <p>12.07.12 Committee Administrator, Ms J Brazil has discussed the issue of the New Business Pack with Mr P McConnell, Town Centre Manager. Ms Brazil to update Mr McConnell</p>

PROGRESS REPORT – 31st July 2012
PLANNING COMMITTEE

		<p>with new Planning Agendas and highlight applications for new businesses and shop refits.</p> <p>The matter of new business packs is presently with the Town Clerk, Mr M Kennedy and the matter is under review.</p>
<p>21 (29.05.12)</p>	<p>Proposed Base Station Installation at 18649 Henley Railway Station</p>	<p>30.05.12 Cornerstone contacted by phone and subsequent email regarding a meeting with Councillors to discuss the issue of a Base Station.</p> <p>12.06.12 Mr Hosker held a meeting date of 26th June with members of the Committee.</p> <p>25.07.12 Mr Hosker and his team explained the complicated process in the decision making for the location of new base stations and it was agreed that the company would reconsider the issues raised by HTC and review the new installation.</p>
<p>21.10 (07.06.11)</p>	<p>10 St Marks Road</p>	<p>03.05.12 Application Refused and appeal time elapsed. Also incorrect reason for appeal. Applicant, Mr Smith informed to reinstate wall. Present application for replacement wall has validation issues. Planning Case Officer in discussion with applicant.</p>

DECISION NOTICES – 31 JULY 2012
(Papers available in Henley Information Centre)

PLANNING PERMISSION IS GRANTED BY SODC

- P12/E21080** **18 Valley Road**
Proposal: Two Storey rear extension & first floor side extension.
For: Mr & Mrs J Clegg
- HTC observation:** 29.09.12 - **Recommends approval, subject to any additional views from neighbours, as the proposal has been reduced in size from a previous application and is less overbearing.**
-
- P12/E2116** **Lower Bolney Farm, Shiplake (Parish of Shiplake)**
Proposal: Construction of replacement polo stables, tack, hay and feed storage and associated permanent workers' accommodation and landscaping.
For: Mr U Schwarzenbach
- HTC observation:** 14.06.12 - **Recommend approval subject to the accommodation being solely for ancillary use to the estate.**
-
- P12/S0051** **11 Berkshire Road**
Proposal: Proposed extension above existing garage to provide additional bedroom and ensuite accommodation. Conversion of garage to study.
For: Mr H Gummer
- HTC observation:** 01.05.12 - **Recommend approval subject to the views of consultees and neighbours. There appears to be no adverse effect on neighbours.**
-
- P12/S0029** **36 Queen Street**
Proposal: This application is to upgrade the existing fabric and replace roofs to the single storey extension to 36 Queen Street and reorder the internal layout at ground floor level to create a lobby to the stair and an open plan kitchen/dining area to the rear. Demolition will include sections of internal walls and external walls (to the rear extensions).
For: Mrs M Marsh
- HTC observation:** 01.05.12 - **Recommends approval subject to the views of conservation officers, consultees and neighbours.**
-
- P11/S0116** **Flat 3, 74 St Marks Road**
Proposal: Proposed further floor to flat.
For: Mr D Isaacs
- HTC observation:** 01.05.12 - **Recommend refusal as the proposal is detrimental to the character of the area.**
-
- P11/S0193** **Friar Park Stables**
Proposal: Erection of open sided Hay and Straw barn and Tractor Shed.
For: Mr M Hilditch

HTC observation: 01.05.12- **Recommend approval as the proposed development, although within a Conservation Area, is not visible from the road and is well hidden by trees.**

P12/S0362 19.05.12 - **22 Church Street**
Proposed two storey front extension (As amended by drawing Nos: 856 – 05 Revision A and 856 – 06 Revision B accompanying agent's email of 4 June 2012).
For: Mr M Hilditch

HTC Observation: 21.05.12 - Recommend Approval.
HTC Observation: 19.06.12 - **Recommend Approval.**

P12/S0374 9 Blandy Road
Proposal: Single storey dining room & hall extension.
For: Mr & Mrs N Daniells

HTC Observation: 15.05.12 - **Recommend Approval.**

P12/S0465 6 Auton Place
Proposal: Single storey extension (new utility) to the side of the house.
For: Mr S Holland

HTC Observation: 15.05.12 - **Recommend Approval subject to the Forrestry Officer confirmation that the extension will not affect the nearby tree.**

P12/S0468 139 Reading Road
Proposal: Demolition of existing single storey rear projection and construction of new single storey rear extension.
For: Mr T Weston

HTC Observation: 29.05.12 - **Recommends approval subject to any additional views from neighbours. The members commented on the high standard of the drawings. Members noted that the replacement extension is slightly larger than the original.**

P12/S0534 19 Makins Road
Proposal: A retrospective application to determine acceptance of non-opaque windows and 3 velux roof lights.
For: Mr J Wright

HTC Observation: 15.05.12 - **Recommend Approval.**

P12/S0638/HH 6 Lambridge Wood Road
Proposal: Two storey side extension.
For: Mr G Lloyd

HTC Observation: 19.06.12 -**Recommend Approval.**

P12/S0658/HH 20 Nicholas Road
Proposal: Single storey rear extension; removal of the single fruit tree.
For: Mr & Mrs R Hodgkin

HTC Observation: 29.05.12 - **Recommends approval, subject to any additional views from neighbours, as the proposal would not be detrimental to the area.**

P12/S0659/HH **Melbury House, Fairmile**
Proposal: Ground floor rear extension, demolition of first floor conservatory for replacement with bedroom extension.
For: Mr J Mirkowski
HTC Observation: 19.06.12- **Recommend Approval. Subject to Conservation Officer involvement.**

P12/S0698/FUL **13 – 15 Thameside**
Proposal: Demolition of existing roof and erection of replacement roof incorporating gable roof to street elevation with dormer windows and enclosed first floor front balcony, double-pitched replacement roof and installation of first floor decking to rear elevation and insertion of rooflights to side elevations to convert two existing flats into one 3 bedroom first floor flat.
For: Mulberry Estates
HTC Observation: 19.06.12- **Recommend Approval subject to the views of the Conservation Officer and the recommendations of the Henley Society regarding the materials used. The Committee asked that special attention be paid to the use of materials – in particular the type of bricks and slate to be used and to the paint colours.**

P12/S0760/HH **6 Empstead Court**
Proposal: Alterations and extensions to dwelling.
For: Mr C Trotman.
HTC observation: 19.06.12 - **Recommend Approval subject to the views of the Conservation Officer.**

PLANNING REQUEST REFUSED

P11/E2496 **21 Boston Road**
Proposal: 17.04.12 - Change of use of a single dwelling into two separate dwellings, along with a single storey rear extension, new bay window the front elevation and loft conversion that includes a dormer window the rear elevation.
For: Mr J Norbury
HTC observation: 17.04.12 – **Recommend Refusal due to lack of parking provision for the new dwelling (noted by OCC) and over-development of the site**

PLANNING REQUEST WITHDRAWN

P12/S0814/HH **37 Harpsden Road**
Proposal: Single storey rear extension plus loft conversion that includes a dormer window and roof light to the rear elevation.

LISTED BUILDING CONSENT

P12/S0302/LB **26 Greys Hill**
Proposal: Replace old front door with exact copy new.
For: Ms S Jay
HTC observation: 15.05.12 - **Recommend Approval.**

P12/S0744/LB **44 Greys Hill**
Proposal: Internal waterproofing & plastering of basement room. Concealing ceiling basement room. Alteration to window inside light well of basement room. New window box for light well. Change of flooring material in basement room. Piece of new guttering to front porch.
For: Miss V Lugan
HTC observation: 19.06.12 - **Recommend Approval. The Committee requests the views of the Henley Society be noted regarding the use of Cast Iron for the guttering and requests the Conservation Officer's involvement.**

CONSENT TO DISPLAY ADVERTISEMENTS

P12/S0839/A **Natwest, 18 Market Place**
Proposal: 1.4 Fascia Signs: 350mm high non illuminated fascia sign in blueberry colour with red logo and white lettering. Plus the website and telephone banking no. in white with max. letter height of 10.5cm. 1. Projecting Sign: 750mm high x 956mm long x 45mm depth externally illuminated projecting sign in blueberry colour with red logo 3. ATM surround. 4. External nameplate
For: Mr A Finlayson
HTC observation: 19.06.12 - **Recommend Refusal. The projection of the sign, the use of illuminated signage and the colours designated contravenes the Henley signage design guidelines. The Committee requests the Conservation Officer's involvement.**

GRANT OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

P12/S0808/LDP **16 Clements Road**
Proposal: Lawful development certificate sought for single storey extension to replace existing & demolition of store.
For: Mrs C Currie
HTC observation: 19.06.12 - **The Committee noted the request for Lawful Development.**

P12/S0730/CA **13 – 15 Thameside**
Proposal: Demolition of existing roof over first floor flat.
For: Mulberry Estates
HTC observation: 19.06.12 - **Recommend Approval subject to the views of the Conservation Officer and the recommendations of the Henley Society regarding the materials used. The Committee asked that special attention be paid to the use of materials – in particular the type of bricks and slate to be used and to the paint colours.**

P12/S0845/CA **Melbury House, Fairmile**
Proposal: Ground floor rear extension, demolition of first floor conservatory for replacement with bedroom extension.
For: Mr J Mirkowski
HTC observation: 19.06.12 - **Recommend Approval. Subject to Conservation**



The Planning
Inspectorate

Quality Assurance Unit
Temple Quay House
2 The Square
Bristol, BS1 6PN

Direct Line: 0117 372 8252
Customer Services: 0117 372 6372

Appeals' Officer
South Oxfordshire District Council
Appeals' Department
Council Offices
Crowmarsh Gifford
WALLINGFORD
OX10 8PA

Your Ref: P/11/E1784
Our Ref: APP/Q3115/A/12/2169897/NWF
Date: 23 July 2012

Dear Mrs Matthews

**Town and Country Planning Act 1990
Appeal by Mr Martin Richmond
Site at Magnolia Cottage, Mill Lane, Henley-on- Thames, RG9 4HB**

I enclose a copy of our Inspector's decision on the above appeal.

If you have queries or complaints about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at www.planningportal.gov.uk/planning/appeals/planninginspectorate/feedback. This page also contains information on our complaints procedures and the right of challenge to the High Court, the only method by which the decision can be reconsidered.

If you do not have internet access, or would prefer hard copies of our information on the right to challenge and our complaints procedure, please contact our Quality Assurance Unit on 0117 372 8252 or in writing to the address above.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

Yours sincerely

Christopher Salmon

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You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*



Appeal Decision

Site visit made on 26 June 2012

by **P Jarvis Bsc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 July 2012

Appeal Ref: APP/Q3115/A/12/2169897

Magnolia Cottage, Mill Lane, Henley-on-Thames, RG9 4HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Martin Richmond against the decision of South Oxfordshire District Council.
 - The application Ref P11/E1784 was refused by notice dated 19 January 2012.
 - The development proposed is the demolition of the existing house and replacement with a new dwelling.
-

Decision

1. The appeal is allowed and planning permission granted for the demolition of the existing house and replacement with a new dwelling at Magnolia Cottage, Mill Lane, Henley-on-Thames, RG9 4HB in accordance with the terms of the application P11/E1784 dated 18 October 2011, subject to the conditions annexed to the end of this decision.

Main issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The parties do not agree as to whether the site falls within the built up limits of the town as the South Oxfordshire Local Plan (2006) (LP) does not define the settlement boundary and therefore the relevant policy context is a matter of dispute between the parties. Taking into account the aims and objectives of relevant policy it seems to me that the characteristics and appearance of the site and its surroundings as well as its relationship with the more clearly defined built up areas of the town are relevant to this assessment.
4. Mill Lane runs eastwards off Reading Road which is the main route running south out of Henley on Thames. Approximately half way along it crosses over the railway line. To my mind there is a noticeable difference in the character and appearance either side of this bridge crossing. To the west, the lane is clearly within the 'built-up' limits, with residential and commercial buildings located in depth either side of the road. However, the eastern side is characterised by open land including playing pitches and agricultural land with comparatively little built development.
5. The appeal site lies to the east beyond this land and is separated from the main, built-up part of Mill Lane by it. It is within an area at the far southern end of Mill Lane characterised by large detached dwellings set within spacious grounds, some of which lie adjacent to the River Thames.

6. Reference has been made an appeal decision in 2008 in respect of one of the other properties within the group referred to by the appellant. Whilst I have not been provided with the full details of that case, it would appear that the Inspector concluded that the site was located on the outskirts of the town, separated from the more urban parts by playing fields and open land in a clearly residential area albeit semi-rural in character.
7. I agree that the site can be described as a semi-rural, residential area, but it does not necessarily follow, nor does it appear that it was specifically concluded in the above appeal, that it lies within the built-up limits of the settlement. Given its distinct separation from the main built-up part of Mill Lane as identified above, I consider that it does lie beyond the settlement boundary and for the purposes of planning policy, LP Policy H12 is relevant.
8. LP Policy H12 provides that replacement dwellings should not be materially greater in volume than the existing and this is defined as an increase of up to but no more than 10%, excluding any unattached outbuildings. It is clear from the evidence of both parties that the proposed dwelling far exceeds this and the figure of an increase of 97% given by the Council, which is itself based on agreed volume figures, does not appear to be disputed by the appellant. Thus the proposed dwelling fails to comply with LP Policy H12.
9. Permission has previously been granted for a replacement dwelling, the volume of which also exceeds the normal 10% restriction being around 53%. The Council confirm that this exception to policy was considered acceptable taking into account the character of the immediate area, comprising large detached dwellings, and that it would be of an average scale compared to them. The approved scheme includes a detached double garage which is raised above ground level and is accessed via a long ramp, the volume of which is not included in the above. The Council concluded that this scheme would not unduly harm the character of the area.
10. In my opinion, whilst the site does lie in the countryside, it is clear that its' context also includes its immediate surroundings as described above and which the Council appear to have acknowledged in granting a permission which exceeds the normal guidelines. I note that the overall volume of the proposed dwelling is slightly lower than that of the total volume of all the buildings which comprise the approved scheme.
11. However, whilst I accept that the above represents a considerable increase in the size of the actual dwelling, there are factors which weigh in favour of the proposal. Whilst the proposed dwelling would be higher, with a greater span and larger and somewhat more bulky roof than the approved dwelling, it would nevertheless provide an attractive building set within spacious gardens which would not appear overly large, dominant or incongruous in the context of the plot itself or its surroundings. Compared to the approved scheme, the spread of built development across the site would be significantly reduced with the removal of the unusually high garage and rather bulky ramp, thus enabling the provision of enhanced planting and landscaping. In comparing the schemes, I have noted that the undercroft created would provide adequate parking and storage for the proposed dwelling thus minimising the need for further outbuildings and thus it would be appropriate to restrict permitted development in this regard. In addition, the Environment Agency has indicated that the proposal would provide flood risk benefits over and above the approved scheme. I consider that significant weight can be attached to these benefits.

12. Reference has been made by both parties to the replacement dwelling currently under construction at The Lawns also located along Mill Lane to the north west of the site. On the basis of the information provided it seems to me that in the context of Policy H12, it is not appropriate to regard it as a benchmark against which to compare the proposal before me, however, as it is part of the wider setting of this semi-rural residential enclave I have taken it into account.
13. Overall, whilst I acknowledge that in general terms it is appropriate to restrict the size of replacement dwellings in the countryside, having regard to the above factors and to the particular characteristics of the site and its surroundings, I do not find that the proposal would be unacceptable.
14. I therefore find that whilst there is conflict with LP Policy H12, this is outweighed by material considerations as set out above. I conclude that overall, the development would not have a harmful impact on the character and appearance of the area. I find no conflict with LP Policies G2, G6 or D1 which seek to protect the district's countryside from adverse development and seek high quality, inclusive design which protects and reinforces local distinctiveness. Having regard to para. 214 of the National Planning Policy Framework (the Framework), these policies can be given full weight. In terms of the wider policies of the Framework, given my conclusions above, I find no conflict given that the intrinsic character and beauty of the countryside would not be adversely affected and the design would be appropriate in its setting.

Conditions

15. The Council have suggested a number of conditions, to include one to ensure compliance with the approved plans which is necessary in the interests of proper planning. Details of existing and proposed levels and samples of materials would be necessary to protect the visual amenity and character of the area. Given the factors set out, a condition to remove permitted development rights in relation to further extensions, outbuildings and means of enclosure would also be necessary in the interests of maintaining the rural character of the area, to minimise flood risk and for the reason I have set out above. Details of sustainable design features are also required to ensure that the development achieves Code Level 3 in the interests of achieving sustainable development.
16. A fully detailed landscaping scheme is also necessary to ensure that the development maintains the semi-rural character of the area and provides for sustainable drainage of any hard surfaces, as well as further details of the proposed flood voids and compliance with the Flood Risk Assessment to minimise flood risk. The existing dwelling had not been fully demolished therefore a condition to ensure that these works are fully completed and all resulting materials removed from the site is necessary in the interests of the visual amenity of the area.

Conclusion

17. I therefore conclude that this appeal should be allowed.

P Jarvis

INSPECTOR

ANNEX – CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 640/P1 (location plan); 640/P2 (Site Plan); 640/P3A (Ground Floor Plan); 640/P4A (First floor plan and roof plan); 640/P5A (Ne & SW Elevations); 640/P6A (NW & SE Elevations); 640/P7 (Sections A-A); 640/P10 (Undercroft Plan).
- 3) No development shall take place until samples of the materials to be used in the construction of all the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed using the approved materials.
- 4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include a survey of existing trees showing sizes and species, indicating any to be removed and showing in detail all proposed tree and shrub planting (including replacement tree planting), to include species, sizes and density, treatment of paved or hard surfaced areas to include sustainable design / drainage features and areas to be grassed.
- 5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.
- 6) No development shall take place until full details of existing and proposed levels relative to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.
- 7) The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment (ref: K0017/1 Rev O) and Design & Access Statement.
- 8) No development shall take place until full details of the proposed flood voids to include dimensions and elevations in relation to the 1 in 100 year flood level (to include climate change allowance) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.
- 9) The dwelling shall incorporate sustainable design features to achieve Level 3 of the Code for Sustainable Homes. The dwelling shall not be occupied until a final Code Certificate has been issued certifying that Code Level 3 has been achieved.
- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no enlargement or alteration of the dwelling, including its roof, or the provision of any building, structure or means of enclosure within the curtilage of the dwelling hereby permitted shall be constructed or erected.

- 11) No development shall take place until the existing dwelling and all associated outbuildings have been demolished and the resulting materials removed from the site.

Jacqui Brazil

From: Carole Robb on behalf of enquiries
Sent: 19 June 2012 13:07
To: Jacqui Brazil
Subject: FW: P11/E0930 - Lambridge House, Lambridge Lane, Badgemore, RG9 4NR
Attachments: Decision.pdf; COVERDL1 18_06_2012.pdf

From: Planning Appeals South Planning Appeals South [<mailto:planning.appeals@southoxon.gov.uk>]
Sent: 19 June 2012 12:49
To: Julia Matthews
Subject: P11/E0930 - Lambridge House, Lambridge Lane, Badgemore, RG9 4NR

Please find attached the Inspector's decision on the above appeal.

Regards
Julia Matthews

Development Management Senior Support Officer
Planning Service
Tel: 01491 823737
Text phone users add 18001 before you dial

Visit us at: www.southoxon.gov.uk

email: Julia.Matthews@southoxon.gov.uk or
planning.appeals@southoxon.gov.uk

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The Planning Inspectorate

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Appeals' Officer
South Oxfordshire District Council
Appeals' Department
Council Offices
Crowmarsh Gifford
WALLINGFORD
OX10 8PA

Your Ref:
Our Ref: APP/Q3115/A/11/2166980/NWF
Date: 18 June 2012

Dear Mrs Matthews

Town and Country Planning Act 1990
Appeal by HRH Mrs M Behzadi-Nejad Charnell
Site at Lambridge House, Lambridge Lane, Badgemore, Henley-on- Thames,
RG9 4NR

I enclose a copy of our Inspector's decision on the above appeal.

If you have queries or complaints about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at www.planningportal.gov.uk/planning/appeals/planninginspectorate/feedback. This page also contains information on our complaints procedures and the right of challenge to the High Court, the only method by which the decision can be reconsidered.

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Yours sincerely

Erin Lindell



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You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*



Appeal Decision

Site visit made on 8 May 2012

by **Michael J Muston BA(Hons) MPhil MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 June 2012

Appeal Ref: APP/Q3115/A/11/2166980

Lambridge House, Badgemore, Henley-on-Thames, Oxfordshire RG9 4NR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by HRH Mehrangiz Charnell against the decision of South Oxfordshire District Council.
 - The application Ref P11/E0930, dated 6 May 2011, was refused by notice dated 27 July 2011.
 - The development proposed is the erection of a bungalow to house a carer.
-

Decision

1. The appeal is dismissed.

Main issue

2. I consider the main issue in this case to be the effect of the proposal on the character and appearance of the area, including the Chilterns Area of Outstanding Natural Beauty (AONB).

Procedural Matter

3. On 27 March 2012, following the Council's determination of this planning application, the Government published the National Planning Policy Framework (NPPF), the policies in which are material considerations. I have taken them into account in coming to a decision on this appeal.

Reasons

4. The application was submitted as for a bungalow to house a carer for the appellant. If used for this purpose, it would be capable of being accommodation ancillary to the main residential use of Lambridge House. However, the supporting text to Policy H13 of the South Oxfordshire Local Plan 2011, at paragraph 5.63, makes it clear that proposals for self-contained units of residential accommodation, to accommodate staff or relatives, will be assessed on the basis of the housing policies of the plan.
5. The proposed ancillary accommodation would be of some size, comprising a lounge, a kitchen, 4 bedrooms and a bathroom. I do not have before me any evidence as to why the building needs to be this large. The appellant argues that this bungalow is to replace accommodation destroyed in a storm. However, I have little evidence about the planning history of this earlier building, or its size. From the aerial photograph submitted with the appeal, it appears to be considerably smaller than the bungalow now sought. Given all of this, and on the basis of the text from the adopted Local Plan, I have judged

the proposal against the housing policies of the Local Plan. The proposal is therefore unacceptable in principle, contrary to Policy H6 of the Local Plan.

6. It was clear from my site visit that the new bungalow would be located partly on the site of the accommodation lost in the storm, and partly on a disused tennis court. The appellant asserts that the bungalow would be located in a depression and be hidden from view. This may have been their intention, but in my opinion the submitted plans show a building in a location that is currently largely open, and not at a lower level than surrounding land.
7. I was able to consider the visibility of the proposed building on the skyline by viewing it from the appeal site and from more distant viewpoints. I consider that it would be visible from a number of these more distant viewpoints, including from some parts of the Fair Mile, that it would appear to fill part of the gap between existing buildings on the appeal site and the stables on adjoining land, that from some viewpoints it would break the skyline and that from many viewpoints it would not be seen against a backdrop of other buildings. It would add to the significant number of other buildings to the north of Lambridge House and would further urbanise the site. In my view, this would cause harm to this sensitive area within the AONB.
8. I conclude that the proposal would have an adverse effect on the character and appearance of the area, including the Chilterns Area of Outstanding Natural Beauty, contrary to Policies G1, G2, G3, G4, C1, C2 and H6 of the South Oxfordshire Local Plan 2011.

Michael J Muston

INSPECTOR