

# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P17/S2529/HH

Mr & Mrs A Lewis  
c/o I. S. Mills Associates  
Brookdale  
34 Bucknell Road  
Bicester  
OX26 2DG

## PLANNING PERMISSION

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Application No : **P17/S2529/HH**

Application proposal, including any amendments :

**Removal of rear conservatory and construction of front and rear single storey extensions. (As per amended plans submitted 21 August 2017)**

Site Location : **20 Fanshawe Road THAME OX9 3LF**

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South Oxfordshire District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, 1718-04, 1718-01, 1718-03, 1718-02A and 1718-05A, except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.



3. That the brickwork and roof tiles to be used for the external walls and roofs of the development hereby approved shall be of the same colour, type and texture as those used on the existing building(s).

Reason: In the interests of the visual appearance of the development in accordance with Policies CS1, CSTHA1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies D1, G2 and H13 of the South Oxfordshire Local Plan 2011.

4. The external flue hereby approved shall be powder coated and painted black in accordance with the approved details.

Reason: In the interests of the visual appearance of the development in accordance with Policies CS1, CSTHA1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies D1, G2 and H13 of the South Oxfordshire Local Plan 2011.

5. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with drawing no.1718-05A and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.

Reason: In the interests of highway safety in accordance with Policies D2, T1 and T2 of the South Oxfordshire Local Plan 2011.

- NB: On the mains record you can see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of the gas network plans and the gas safety advice booklet attached to this permission should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

Damage to gas network pipes can be extremely dangerous for your employees and the general public. The cost to repair our pipelines following direct or consequential damage will be charged to your organisation.

For more information, visit our Dig Safely pages on [sgn.co.uk](http://sgn.co.uk) If you require any further information please contact the Safety Admin Team at Southern Gas

Network on 0800 912 1722.

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

### **Reason for Decision**

The proposal complies with the relevant Development Plan policies and, subject to the attached conditions, the proposed development would be acceptable in terms of its relationship to the character of the existing building, its site and the wider area. It is also acceptable in terms of its impact on neighbouring amenity.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

## Key Policies

CS1	Presumption in favour of sustainable development
CSTHA1	The Strategy for Thame
CSQ3	Design
D1	Principles of good design
D2	Safe and secure parking for vehicles and cycles
G2	Protect district from adverse development
H13	Extension to dwelling
T1	Safe, convenient and adequate highway network for all users
T2	Unloading, turning and parking for all highway users

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.

A handwritten signature in black ink, reading "Adrian D. Field". The signature is written in a cursive style and is positioned above a horizontal line that serves as a signature separator.

Head of Planning

**13th September 2017**

## STATUTORY INFORMATIVE

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **12 weeks** of the date of this notice, using a form which you can get from :

The Planning Inspectorate  
Customer Support Unit  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN  
Telephone : 0303 444 5000  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

### Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

### **OTHER INFORMATION**

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).