

APPLICATION NO.	P17/S2529/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	12.7.2017
PARISH	THAME
WARD MEMBER(S)	Jeannette Matelot David Dodds Nigel Champken-Woods
APPLICANT	Mr & Mrs A Lewis
SITE	20 Fanshawe Road THAME, OX9 3LF
PROPOSAL	Removal of rear conservatory and construction of front and rear single storey extensions. (As per amended plans submitted 21 August 2017)
OFFICER	Caitlin Phillpotts

1.0 INTRODUCTION

- 1.1 The site contains a purpose built 1980s detached dwellinghouse, positioned at the end of cul-de-sac and located at the very edge but within the built up limits of Thame.
- 1.2 Constructed in a red facing brick with interlocking tile roofs and dark stained timber casement windows and doors the dwelling is surrounded by houses of a similar type and design.
- 1.3 The site includes double bay attached / integral garage and is set back from the street with modest front and rear gardens.
- 1.4 A number of the surrounding dwellings have original dark stained timber weather board cladding details.

2.0 PROPOSAL

- 2.1 The application seeks permission for the conversion of the existing double bay garage, the addition of single storey extensions to the front and rear, modest enclosed porch and installation of a black powder coated flue.
- 2.2 Positioned in front of the existing garage bays the single storey front extension is designed with mono-pitched roof and is nestled into the corner of the existing staggered principal elevation, set in from both front and side elevations.
- 2.3 The single storey rear extension is designed with simple dual pitched roof and is rotated at 30 degrees to the rear elevation, running parallel to the rear boundary.
- 2.4 The proposed extensions are to be constructed over red brick plinths and clad in dark stained weather board with interlocking tile roofs and dark stained timber casement windows and doors.
- 2.5 An area of front lawn is to be removed to make way for the addition of two on-site parking spaces.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **SGN Plant Protection Team** - Comments with no objections (informative attached)

3.2 **Highways Liaison Officer (Oxfordshire County Council)**
- Raises no objections subject to the attached condition

3.3 **Thame Town Council** – Recommends refusal
- scale of front extension, poor design, not in keeping, overdevelopment

3.4 **Neighbours** – No comments

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P01/N0122](#) - Approved (09/04/2001)
Conversion of part of garage to extend dining room.

[P97/N0765](#) - Approved (06/01/1998)
Single storey rear extension.

[P90/N0032](#) - Approved (07/03/1990)
First floor extension over garage providing main bedroom suite.

[P83/N0248](#) - Approved (05/09/1985)
Residential development, ancillary works and access. (As amended by house type detail, plans and elevations accompanying agent's letter dated 22 February 1984 and drawing No S9/659/Rev D accompanying agent's letter dated 30 April 1984).

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF)**

5.2 **National Planning Policy Framework Planning Practice Guidance**

5.3 **South Oxfordshire Core Strategy 2027** policies;

CS1 - Presumption in favour of sustainable development
CSQ3 - Design
CSTHA1 - The Strategy for Thame

5.4 **South Oxfordshire Local Plan 2011** policies;

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

5.5 **South Oxfordshire Design Guide 2016** policies;

Technical Documents 5: Householder extension

5.6 Thame Neighbourhood Plan

ESDQ16 - Development must relate well to its site and surrounding

ESDQ28 - Provide good quality outdoor space

ESDQ29 - Design car parking so that it fits in with the character of the proposed development

6.0 PLANNING CONSIDERATIONS

6.1 The main issues to be considered are:

1. The impact on the character and appearance of the existing building and the surrounding area
2. The impact on neighbouring properties
3. Parking

6.2 Impact on character

The proposal is for single storey extensions to the front and rear of the property. The single storey rear extension is designed with simple dual pitched roof and is rotated at 30 degrees to the rear elevation, running parallel to the rear boundary. Positioned in front of the existing garage bays the single storey front extension is designed with mono-pitched roof and is nestled into the corner of the existing staggered principal elevation, set in from both front and side elevations. Although the mono pitched roof with front facing gable over the front extension results in an asymmetrical arrangement across the principal elevation, I do not believe the design would result in any significant harm to the character and appearance of the existing dwelling.

The proposed extensions are not large or overbearing in relation to the existing dwelling. The extensions are to be constructed of materials to match the existing and surrounding dwellings. In my opinion the proposals form an appropriate visual relationship with the existing dwelling, and would not harm the character or appearance of the dwelling or the wider surrounding area.

The proposal complies with policies CS1, CSTHA1 and CSQ3 of the SOCS and policies D1, G2 and H13 of the SOLP and technical guidance set out in the SODG.

6.3 Impact on neighbours

Given the scale, design and position of the proposed single storey front and rear extensions, I do not consider that the proposed development would result in any harm to the amenity of the neighboring properties in terms of light, outlook or privacy.

6.4 Parking

The proposed conversion of the existing garage bays along with the front extension result in the loss of two on-site parking spaces and a section of front drive. The proposed site plan demonstrates two on-site parking spaces across the revised front drive, mitigating this loss.

The proposal complies with policies D2, T1 and T2 of the SOLP and technical guidance set out in the SODG.

6.5 CIL

The proposed development is not liable to pay CIL as the net increase in residential floor space does not exceed 100m².

6.6 Other matters

South Oxfordshire District Council – Delegated Report

In accordance with paragraphs 186 and 187 of the NPPF the Council takes a positive and proactive approach to development proposals. Following negotiations to secure amended plans the final application was acceptable in its submitted format and the Planning Service worked with the applicant/agent in a positive manner by dealing with the application in a prompt and timely way.

7.0 CONCLUSION

- 7.1 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.

8.0 RECOMMENDATION

Planning Permission

- 1 : Commencement 3 yrs - Full Planning Permission
- 2 : Approved plans *
- 3 : Matching materials (brickwork and roof tiles)
- 4 : External Flues
- 5 : Parking & Manoeuvring Areas Retained *
- 6 : SGN informative