

12 ARNOLD WAY

Proposed single-storey rear extension, with associated fenestration alterations to the existing house.

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to no objection from the District’s Forestry Officer.

2. Key Issues:

- Impact on Neighbouring Amenity

It is considered that the proposed rear extension would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

- Trees

The proposed extension would sit close to a neighbour’s tree, and given that the District’s Forestry Officer has been consulted, the application should be subject to no objection from them.

3. Planning History:

[P07/E0441/LD](#) – Single storey rear extension.

Withdrawn prior to determination

[P02/N0276](#) – Two-storey side extension.

SODC granted planning permission

4. Risk Appraisal

Dependent on the Town Council’s recommendation to SODC is it likely that there would be a contrary decision by SODC? If so then a councillor should be nominated at the meeting to represent the views of the Town Council at the planning committee.

5. Policies Relevant to the Application

The following policies are of particular relevance when considering this application.

Thame Neighbourhood Plan

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|--------|--------------------------------------------------------------------------------------|
| H6 | Design new development to be of high quality |
| ESDQ16 | Development must relate well to its site and its surroundings |
| ESDQ20 | Building style must be appropriate to the historic context |
| ESDQ22 | The visual impact of new development on views from the countryside must be minimised |
| ESDQ28 | Provide good quality private outdoor space |

SODC Local Plan 2035 Policies

DES1 Delivering high quality development
DES5 Outdoor amenity space
DES6 Residential amenity
DES7 Efficient use of resources
DES8 Promoting sustainable design
H20 Extensions to dwellings