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**HALF ACRE, MORETON**

Erection of detached outbuildings (comprising shed, greenhouse and chicken run).

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**1. Officer Recommendation:**

SUPPORTS

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**2. Key Issues:**

This application is required as through planning permission for [P22/S2881/FUL](#), permitted development rights (including for outbuildings) were removed in order to prevent visual / arboricultural / ecological / heritage harm and/or loss of residential amenity.

- Impact on Neighbouring Amenity

It is considered that the proposed outbuildings are of modest scale and would not harm residential amenity.

- Impact on Countryside Views

Given the siting and scale of the proposed outbuildings, it is considered that they would not harm views from the countryside.

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**3. Planning History:**

[P22/S2881/FUL](#) – Erection of a detached dwelling with access, parking and amenity space.

*TTC supported + comments*

*SODC granted planning permission on 18 November 2022*

[P21/SS3586/FUL](#) – Erection of a detached dwelling with access, parking and amenity space (contaminated land questionnaire received 9th September 2021 and footprint reduced and position and design of dwelling altered as shown on amended plans received 30th November 2021 and revised biodiversity information received 22nd December 2021).

*TTC objected to original plans but following amended plans, supported the application subject to PD rights being removed.*

*SODC granted permission 11 February 2022*

[P97/N0026](#) – Conversion and extension of barn and stables to form granny annexe and function space. Formation of tennis court. (As amplified by agent's letters dated 10.2.97, 18.3.97 and 9.4.97 and applicant's letters dated 17.4.97 and 22.4.97 and as amended by plans ref. 963/01A, 02A and 03A accompanying agent's letter dated 14.5.97).

*SODC granted permission (note: tennis courts not implemented)*

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**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.

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## 5. Policies Relevant to the Application

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

### Thame Neighbourhood Plan

- H6 Design new development to be of high quality
- ESDQ16 Development must relate well to its site and its surroundings
- ESDQ21 Development proposals, particularly where sited on the edge of Thame or adjoining Cuttle Brook, must maintain visual connections with the countryside
- 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
- EMP1 The amount and distribution of new employment land
- ENV1 Landscape and countryside
- H16 Backland and infill development and redevelopment
- H20 Extensions to dwellings