

**6 AYLESBURY ROAD**

Removal of condition 4 (North facing windows of the dormer) on planning permission  
P21/S0699/HH Loft conversion Rear extension Porch

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**1. Officer Recommendation:****OBJECTS:**

- The privacy and amenity of neighbouring residents would be harmed, contrary to Design Guidance and Local Plan Policy DES6 and Thame Neighbourhood Plan Policy ESDQ16.
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**2. Key Issues:**

- Impact on Neighbouring Amenity

Condition 4 required:

“The bathroom and bedroom 2 windows in the north facing elevation of the dormer feature hereby permitted shall be glazed in obscure glass with a minimum of level 3 obscurity, and shall be fixed shut with the exception of a top hung openable fanlight (or other means of opening to be first agreed in writing by the Local Planning Authority) prior to the first occupation of the accommodation and it shall be retained as such thereafter.”

The applicant is querying the necessity of the condition, noting that it is normal to overlook other people’s gardens in domestic settings. They state they are concerned about their ability to escape the house in the event of a fire.

This condition was deemed necessary to protect the privacy of residents of 8 Aylesbury Road. The dormer windows serving number 6 would otherwise be able to overlook the patio immediately adjoining the house.

It is believed that adequate means of escape in a fire could be managed internally in a way compliant with Building Control. Additional escape could be provided through the alteration of one of the proposed velux-style windows on the south facing roof.

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**3. Planning History:**

[P21/S0699/HH](#) – Loft conversion Rear extension Porch (Amended by plans changing the bedroom 2 window of the loft conversion to obscure glazing with the existing property remaining in its brick form).

*TTC objected to the amendment on the grounds it is out of character*

*SODC granted planning permission on 14 May 2021*

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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

ESDQ16 Development must relate well to its site and its surroundings

ESDQ28 Provide good quality private outdoor space

### SODC Local Plan 2035 Policies

DES5 Outdoor amenity space

DES6 Residential amenity

DES7 Efficient use of resources

DES8 Promoting sustainable design