

21 MAPLE ROAD

Single storey front extension.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

It should be noted that the applicant of this planning application is a serving Town Councillor.

- Impact on Neighbouring Amenity

It is considered that given the relationship with neighbouring amenity, that the proposals would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

- Impact on the Character and Appearance of the Area

Materials will match existing and therefore considered acceptable.

- Impact of views from Cuttle Brook Nature Reserve

21 Maple Road backs onto the CBNR. The proposals are confined to the front of the property and therefore there would be no change to views from the CBNR.

3. Planning History:

[P20/S4100/LDP](#) – Certificate of Lawful Development for a proposed single storey rear infill extension.

SODC granted certificate of lawful development

[P10/E1464](#) – Demolition of existing conservatory and erection of single-storey rear 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

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
- 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