

South Oxfordshire District Council – Delegated Report

APPLICATION NO.	P23/S1796/HH
APPLICATION TYPE	HOUSEHOLDER
REGISTERED	6.6.2023
PARISH	THAME
WARD MEMBER(S)	Pieter-Paul Barker Kate Gregory David Bretherton
APPLICANT	Mr Steven Mann
SITE	39 Churchill Crescent Thame, OX9 3JN
PROPOSAL	Demolition of single storey side extension, two storey side extension and single storey rear extension. (Amended plans received 16 August 2023 showing the side extension set back and set from the main front elevation and changes to the proposed materials)
OFFICER	Davina Sarac

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This report sets out the justification for officers' recommendation to grant planning permission having regard to the development plan and any other material planning considerations.
- 1.2 The site comprises a two storey semi-detached red brick dwelling with a tiled roof located within the built up confines of Thame. There are no site constraints.
- 1.3 The application seeks planning permission for the demolition of the single storey side extension and the erection of two storey side extension and single storey rear extension. Amended plans were during the course of the application showing the side extension set back and set from the main front elevation and changes to the proposed materials following the concerns raised by the town Council and Officers.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 Full copies of the representations are available on the Council's website at www.southoxon.gov.uk under the planning reference number.
- 2.2 Thame Town Council – Objects:
- Contrary to Policy H20 of the Local Plan 2035 in not regarding the advice within the Design Guide for extensions to dwellings;
 - Contrary to Thame Neighbourhood Plan Policy ESDQ16 for not responding to the specific character of the site and its local surroundings

Objects to the amended plans on the grounds:

- It continues to be contrary to Policy H20 of the Local Plan 2035 in failing to regard the advice within the South Oxfordshire Joint Design Guide. The Town

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Council believes it is inappropriate to present a blank gable wall that will be obvious within the street scene.

- On the elevation plan 23001-I+A-2004 the proposed wall material is now shown as “Red Brickwork to match existing” but the extension’s roof treatment is shown as “Clay roof tiles”. It was felt there was a risk that an inappropriate choice of tile could mean the proposal would be contrary to Thame Neighbourhood Plan Policy ESDQ16 in not responding to the specific character of the site and its local surroundings.

- As an aside, the amendments were otherwise welcome, and it is good to see that changes have been sufficient to allow our collective objections over the window treatment and materials on its frontage to be overcome (there are still one or two questioning the lower windows). Despite erosion over time, the Members feel the Crescent remains an above average development of its type in quality terms with its layout and atypical architectural features giving a proper sense of place.

2.3 No neighbour comments have been received.

3.0 RELEVANT PLANNING HISTORY

3.1 None relevant.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 N/A

5.0 POLICY & GUIDANCE

5.1 Development Plan Policies

South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES5 - Outdoor Amenity Space

DES6 - Residential Amenity

DES8 - Promoting Sustainable Design

H20 - Extensions to Dwellings

STRAT1 - The Overall Strategy

TH1 - The strategy for Thame

TRANS5 - Consideration of Development Proposals

5.2 Thame Neighbourhood Plan 2013 Policies

H6 - Design new development to be of high quality

ESDQ16 - Development must relate well to its site and its surroundings

ESDQ19 - The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood

ESDQ28 - Provide good quality private outdoor space

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

5.4 National Planning Policy Framework and Planning Practice Guidance

5.5 Other Relevant Legislation

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Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 **The relevant planning considerations are the following:**

- **Principle of development**
- **Design and character**
- **Residential amenity**
- **Carbon reduction**

6.2 **Principle of development**

The proposal accords with the residential extension policy; it provides sufficient parking and private amenity space, and it is not in the Green Belt

6.3 **Design and character**

The proposed extension would be set back and set down as per the Design Guide on side extension. In terms of size, scale, and design, it is considered to be a subservient addition and would be in keeping with the character and appearance of the existing dwelling and the local area. The proposed materials are acceptable. The slim window design on the ground floor of the extension would not harm the character significantly to warrant refusal. It is considered that the proposal accords with the Local Plan, JSVDG and Neighbourhood Plan policies. Adequate parking would be available on site for a dwelling of this size.

6.4 **Residential amenity**

The proposal would comply with the 45 degree line from 41 Churchill Crescent. The impact of the proposal on neighbour amenity is acceptable in this case.

6.5 **Carbon reduction**

This is a modest extension to a fixed part of the dwelling with limited scope for reducing greenhouse emissions beyond Part L of Building Control Regulations.

6.6 **Community Infrastructure Levy**

The proposal is not CIL liable as the proposed development would not result in a footprint increase in excess of 100 square metres.

6.7 **Pre-commencement conditions**

No pre-commencement conditions are required.

7.0 **CONCLUSION**

7.1 Planning permission is granted for the proposed development. The scale and design of the proposed development would be in keeping with the character of the building and the surrounding area and would not materially harm the amenity of neighbouring properties or highway safety. In conjunction with the attached conditions, the proposal accords with relevant planning policy.

8.0 **RECOMMENDATION**

Planning Permission

1 : Commencement 3 yrs - Full Planning Permission

2 : Approved plans *

3 : Materials as on plan

4 : UNIQUE INFORMATIVE



Paul Bowers

Delegated Authority Sign-Off Officer