

South Oxfordshire District Council – Delegated Report

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| APPLICATION NO. | P23/S2492/HH |
| APPLICATION TYPE | HOUSEHOLDER |
| REGISTERED | 4.8.2023 |
| PARISH | THAME |
| WARD MEMBER(S) | Pieter-Paul Barker Kate Gregory David Bretherton |
| APPLICANT | Mr Etienne Baird |
| SITE | 17 Willow Road Thame, OX9 3BE |
| PROPOSAL | Construction of a raised timber outbuilding for the purpose of storage and a home workshop (retrospective) and a 3.7m extension to the outbuilding. |
| OFFICER | Lilua Ihezor-Ejiofor |

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 17 Willow Road is a semi-detached dwelling on a sizable plot located on a cul-de-sac of a residential development in Thame. The property does not sit within any specially designated area.
- 1.3 The application seeks planning permission to regularise an existing outbuilding serving a home workshop and to extend its side elevation by a further 3.7m to include a storage space.
- 1.4 An enforcement investigation is currently running in relation to this application.

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: Insufficient information on the proposed use, potential impact on neighbours and vehicular access.

Forestry Officer (South) – Requested a tree survey and arboricultural impact assessment

Neighbour - Concerns regarding excessive noise and that the proposed outbuilding may be used for commercial purposes

Neighbour – objects –
Outbuilding is excessive in size
Concerns of subsequent change to residential or commercial
Noise concerns

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3.0 RELEVANT PLANNING HISTORY

3.1 [SE21/269](#) - ()

Without planning permission erection of an outbuilding not in accordance with permitted development rights.

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

DES6 - Residential Amenity

DES8 - Promoting Sustainable Design

H20 - Extensions to Dwellings

5.2 Thame Neighbourhood Plan

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

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

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
- Impact on trees
- 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

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The existing outbuilding/workshop which measures at a height of 3.05 m, is positioned along the north-east boundary of the site and adjoins a grassed public area. The proposed 3.7 m wide extension is to be joined to its west elevation. The outbuilding is constructed in timber and membrane roof which is considered sympathetic towards the main dwelling and are traditional materials used for domestic outbuildings. In conjunction with the proposed extension, it will occupy a rectangular footprint and maintains a simple and functional design which would not be detrimental to the character and appearance of the dwelling, site or wider area.

Officers consider that the design of the proposed development is in keeping with the character and appearance of the existing dwelling and the local area. It accords with the JSVDG and Neighbourhood Plan policies.

6.4 Residential amenity

The positioning of the outbuilding itself will be in the far rear end of the garden, within the curtilage of the site. It will be 22 metres away from the main dwelling itself, and the outbuilding itself is to remain as a single storey element only.

Concerns over the noise levels from the workshop is noted. However, at the site visit, the case officer noted that the outbuilding is currently being used as a home workshop which is a use consistent with domestic outbuildings. The applicant has also confirmed its use as ancillary to the dwelling. In the event where unusual noise levels are being generated by the proposed outbuilding, SODC Environmental Protection Team can be contacted to investigate any nuisance being caused.

6.5 Tree impact

There are a few mature trees within the site boundaries. However, none of these have a Tree Preservation Order. The council's tree officer has requested that a tree survey and arboricultural impact assessment is submitted to assess the impact of the development and proposed works on the trees.

The site has its full permitted development rights intact and should the outbuilding not have been erected over pillars, it would have potentially been within the scale and scope of 'permitted development' and the impact on trees would not have been considered as a constraint to the development. An outbuilding of a similar scale and in the same position erected under permitted development rights would have the same impact on trees as the proposed development. Therefore, notwithstanding the comment of the tree officer, officers do not deem the submission of a tree survey report to be necessary in this instance.

6.6 Carbon reduction

This is a modest extension to an outbuilding with limited scope for reducing greenhouse emissions beyond Part L of Building Control Regulations.

6.7 Other matters

The application description refers to the development as a home workshop and storage. It is considered that these fall under ancillary uses. Should the

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outbuilding operate as a separate planning unit, it would be liable to enforcement action.

6.8 **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.

6.9 **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 : Approved plans *

2 : Commencement 3 yrs - Full Planning Permission

2 : Materials as on plan

4 : Neighbourhood Plan policy Informative



Tom Wyatt

Delegated Authority Sign-Off Officer