

14 MASSEY ROAD

Single store rear extension and conversion of garage

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to no objection from the County Highways Officer.

2. Key Issues:

- Impact on Neighbouring Amenity

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

- Parking and Access

Whilst the garage will be relocated, the proposals will result in the loss of a parking space. The application should be subject to no objection from the County Highways Officer.

3. Planning History:

None of relevance.

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

- H6 Design new development to be of high quality
- GA6 New development to provide parking on site for occupants and visitors
- ESDQ16 Development must relate well to its site and its surroundings
- ESDQ28 Provide good quality private outdoor space
- ESDQ29 Design car parking so that it fits in with the character of the proposed development

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
- TRANS5 Consideration of development proposals