

3 MARSTON ROAD

Construct single storey front and rear extensions including convert existing garage and provide 3x parking spaces.

1. Officer Recommendation:

SUPPORTS

2. Key Issues:

- Impact on Neighbouring Amenity

3 Marston Road is a detached property. It is considered that the proposed extensions would not give rise to any adverse consequences in terms of loss of light, privacy, or outlook.

- Parking and Access

An additional bedroom will be created through the conversion of the existing garage. The proposal demonstrates an additional off-street parking space will be created, resulting in 3 spaces for the property, which is considered sufficient for the size of the dwelling. The loss of the garage is regrettable, however it has previously been part-converted to accommodate a study and therefore cannot be used for parking a vehicle.

- Impact on the Character and Appearance of the Area

Materials will match existing and a number of properties within the street have been extended in a similar manner.

3. Planning History:

None.

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